

# House Type H



4 Bedroom Townhouse



## A large, four bedroom townhouse with plenty of room for all the family

House Type H is a contemporary, four bedroom property boasting four large double bedrooms.

On the ground floor you'll find a spacious, modern kitchen and dining room, a separate living space and WC.

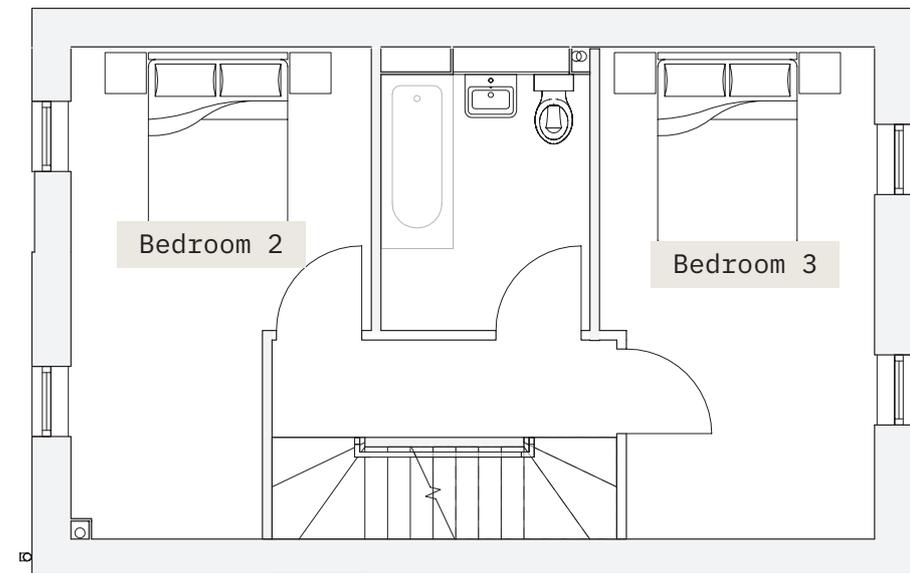
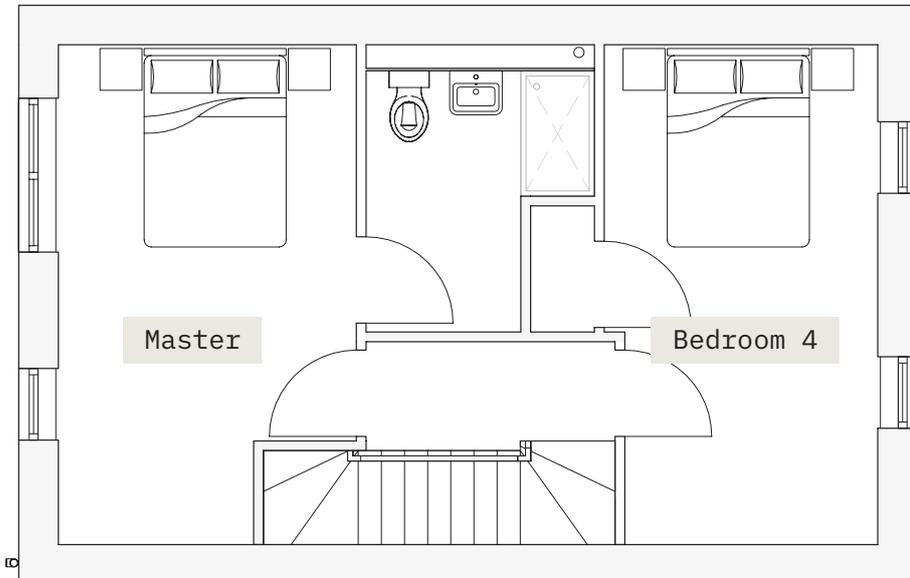
The first floor has two double bedrooms and a main bathroom with the second floor providing a third double bedroom as well as the master bedroom with ensuite.

House Type H has a flat roof and is available in either red or gilt facing brick.

- 15 minutes to the city centre
- Public open space
- Secure allocated parking
- Private garden to the rear



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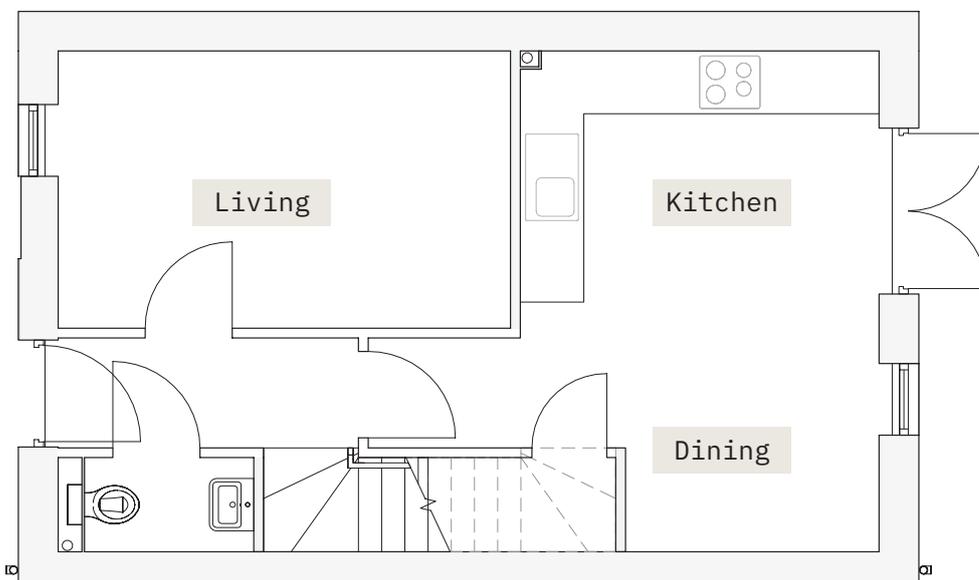


## Second Floor 37.79m<sup>2</sup> / 407ft<sup>2</sup>

Bedroom 4	12.04m <sup>2</sup>
Master	12.58m <sup>2</sup>
Ensuite	5.06m <sup>2</sup>
Landing	5.47m <sup>2</sup>
Store	0.73m <sup>2</sup>

## First Floor 37.79m<sup>2</sup> / 407ft<sup>2</sup>

Bedroom 2	12.22m <sup>2</sup>
Bedroom 3	11.74m <sup>2</sup>
Bathroom	5.56m <sup>2</sup>
Landing	6.35m <sup>2</sup>



## Ground Floor 37.79m<sup>2</sup> / 407ft<sup>2</sup>

Living	11.37m <sup>2</sup>
Dining	7.47m <sup>2</sup>
Kitchen	9.33m <sup>2</sup>
Bathroom	1.67m <sup>2</sup>
Store	1.60m <sup>2</sup>
Hall	4.39m <sup>2</sup>
WC	1.44m <sup>2</sup>

## Total 113.37m<sup>2</sup> / 1,220ft<sup>2</sup>

\* Floorplan and sizes may differ from plot to plot, but represent minimum sizes per house type.

## What's included?

Included as standard	Included
Satin Stainless Steel door handles	✓
White painted walls & ceilings	✓
PVCu double glazed windows	✓
Programmable gas central heating	✓
Choice of select Magnet kitchen units	✓
Laminated Worktops	✓
Stainless steel sink with taps	✓
Ceramic Hob	✓
Stainless steel single oven	✓
Kitchen Canopy extractor	✓
Fitted white bathroom & WC	✓
Bathroom extractor fan	✓
Bathroom flooring	✓
TV aerial socket in lounge	✓
Telephone Connection	✓
Security latches on the windows	✓
Smoke detectors	✓

## Choices to suit your style

Inside they boast popular features such as open-plan kitchen diners, French doors and downstairs WCs. There's plenty of choices and options throughout including a range of upgrades so you can tailor the property to suit your style.

- A wide range of standard options
- Optionally extras to suit all budgets
- Upgrades for kitchens, floorings and more
- Allocated parking
- Private garden to the rear
- 10-year new build warranty
- Freehold

## Key Facts

- Monthly service charge for each home
- Choices may incur extra costs paid before the property is ready
- Extras have a cut off date and may be subject to availability

For more information and full range of extras

Call **0161 884 3183** or email **info@salboy.co.uk**