

Specification



Warrington, Cheshire WA2 0SY | 01925 358320

Linden

Radley Woods

Warrington

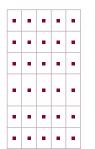
Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Enhance range of extras available.

Kitchen

	Symphony Koncept range kitchen with laminate worktop
	Stainless steel sink and drainer (single bowl) with chrome mixer tap
	Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood
	Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood
	White pendant light holder
	Fridge / freezer space
	Space for integrated dishwasher with plumbing and electrics
	Space for washing machine with plumbing and electrics in kitchen
-	Space for washing machine with plumbing and electrics in utility

							Bathrooms and en suite(s)
•	•	•	-	•	•	•	Ideal Standard contemporary white Tempo sanitary ware
				•			Ideal Standard close coupled WC to cloakroom
				-			Ideal Standard low profile shower tray with glass enclosure in en suite
-	-			-		•	Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*
							White batten light holder

Water waste heat recovery system









Doors and Window

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			-

Front door with multi-point security locking system and security chain	•	-	-	•	•	-	•	•
PVCu double glazing to windows	•	-		•	٠	•	•	•
Double glazed PVCu French doors	-	-		•		•		•
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	-			-	•		•	•
Paving outside French door and path to garage personnel door (where applicable)	-			•	•		•	•
General								
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•	•	•	•	•	•	•		Paving outside French door and path to garage personnel door (where applicable)
							'	General
•	•		•	•	•	-	-	PV solar panels
•	•		-	•	•	-	-	White painted walls and smooth white ceilings
•	•		-	•	•	-	-	TV point to lounge and family room (where applicable)
•	•	•		•	•	•		Master telephone socket to lounge and study (where applicable)
•	•	•		•	•	•	-	Ideal combi-boiler with Honeywell heating control and room thermostat(s)
								ldeal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)
•	•	•		•	-	•		Contemporary lantern to front door and wiring only to the rear door
•	•	•		•	-	•	-	Mains wired smoke detectors with battery back-up
•	•	•	•	-	-	-		Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor
•	-	•	-	•	•	-	-	Power and lighting to garage where applicable (where in curtilage of the plot)
•	•			•	•	•	-	Enclosed fenced rear garden, and garden gate (where applicable)
•	•	•		•	•	-		NHBC Buildmark cover
•	•	•	•	•	•	-		First two years' customer service support from Linden Homes

Fitted as standard - included in the property
Subject to stage of construction



Vistry Merseyside & Cheshire West region

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