



## Spacious Modern Homes

Lynton Gardens is a select development of high quality new build homes on Bleak Hill Road in Windle, St Helens.

Award winning local homebuilder, Henderson Homes, is crafting four large 4 bedroom family detached homes, a 3 bedroom detached home and a pair of 3 bedroom semi-detached homes aimed at families and professionals.

Each home provides spacious and versatile living accommodation designed to meet the demands of busy modern lifestyles, whilst offering a superior standard of quality finish, energy efficiency and a comprehensive specification.

Accommodation in each home includes a spacious entrance off which is a large lounge with feature bay window and a ground floor wc/cloaks. A modern style kitchen includes French doors that open onto the rear patio. In the 4 bedroom detached homes, the kitchen incorporates a breakfast area and a separate formal Dining Room. In the three bedroom detached and semi-detached homes the kitchen and dining room are open plan with an adjoining utility, which also provides access to the rear garden.

Upstairs, large double bedrooms and a family bathroom accommodate children of all ages as well as providing plenty of room for guests. A master bedroom includes a luxurious en-suite shower room.



## Location

Lynton Gardens enjoys a coveted location within an established residential area in the village of Windle. The properties are within easy reach of shops and several respected schools, including Bleak Hill Primary, which was rated 'outstanding' by Ofsted and Eccleston Mere.



Travelling anywhere by car or public transport is easy; the East Lancashire Road is 2 minutes by car connecting you with the M6, M57 and M62 motorway network. Fast and frequent train services to Liverpool, Preston, Wigan and Blackpool are available from St Helens Central station; a short 15 minute bus journey away.



## Perfect Finish

### Kitchen

- Luxury German kitchens
- A range of integrated appliances including stainless steel oven and hob, fridge/freezer and dishwasher
- Stainless steel sink with complementary brassware
- Plumbing for washing machine in utility room

### Electrical

- Generous supply of power points and pendant light fittings throughout
- Energy efficient LED downlighters to kitchen, hall, bathroom & ensuite
- Prewired for audio and visual to accommodate emerging technologies
- TV points to lounge, kitchen and all bedrooms

### Heating

- Energy efficient gas central heating system with condensing boiler
- Thermostatic valves to all radiators
- Heated towel rails in bathrooms

### Bathrooms, Ensuites & Ground Floor Cloakrooms

- White suites with contemporary chrome taps and fittings
- Shower and glass panel over bath in the main bathroom
- Choice of wall and floor tiling to all bathrooms/ensuites from an approved range (depending on stage of construction)

### Doors & Woodwork

- White internal doors
- Profiled skirting and architrave throughout
- Square chamfered spindles to staircase

### Decoration

- Woodwork finished in white satinwood
- Internal walls in neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion

### Safety & Security

- House alarm with PIR detectors and door contacts
- External lighting with PIR (passive infra-red) sensors to front and rear
- Mains connected smoke detectors
- Multipoint locking UPVC windows

### External Areas

- Paved patio area at the rear of the property
- Turfed rear gardens
- Outside tap

### Energy Saving Features

- Double glazed, high performance UPVC windows with a contemporary grey finish
- High efficiency gas boilers
- High levels of insulation throughout
- LED lighting

### Warranty

Henderson homes at Lynton Gardens are protected by a 10-year warranty from LABC and the knowledge that you are buying from an established building company with over sixty years of experience.

To view floor plans and dimensions for homes at Lynton Gardens visit [www.hendersonhomes.co.uk](http://www.hendersonhomes.co.uk)

## Site Plan



## FLOOR PLAN - 4 BEDROOM DETACHED HOMES



### Dimensions\*

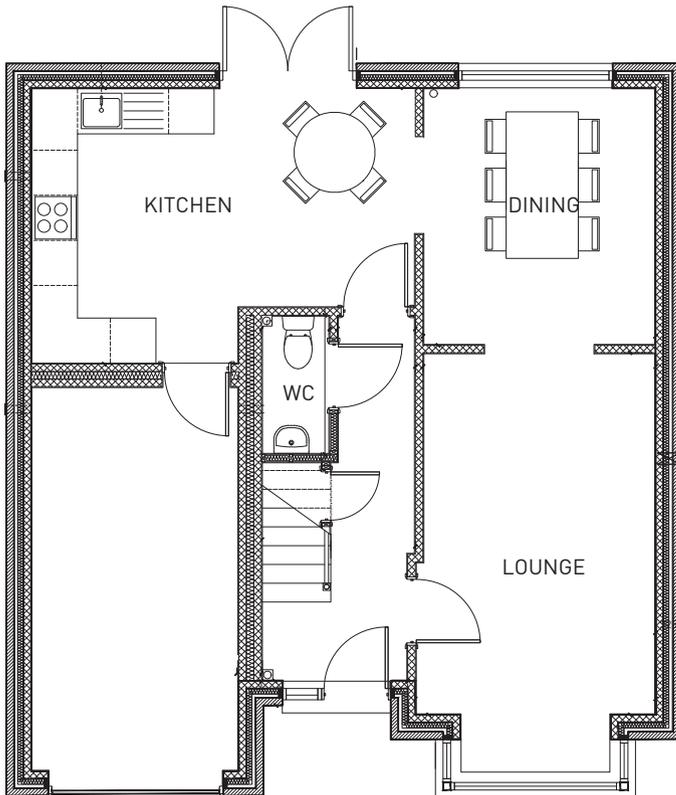
#### Ground Floor

Lounge	4.8m x 3.2m
Kitchen	8.7m x 3.7m
Dining	3.0m x 3.4m
Garage	2.8m x 5.1m

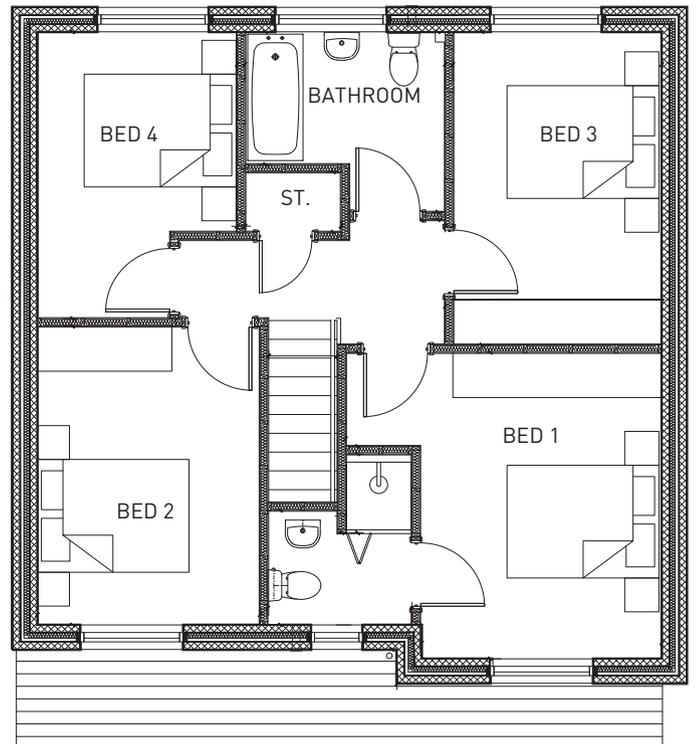
#### First Floor

Master Bed	3.2m x 4.1m
Ensuite	1.9m x 2.2m
Bed 2	2.9m x 3.9m
Bed 3	2.7m x 4.1m
Bed 4	2.6m x 3.8m
Bathroom	2.6m x 2.2m

Note: Plots 1 & 2 are half rendered.



Ground floor plan



First floor plan

LYNTON GARDENS | BLEAK HILL RD | WINDLE | ST. HELENS | WA10 6DP

## FLOOR PLANS - 3 BEDROOM SEMI-DETACHED HOMES



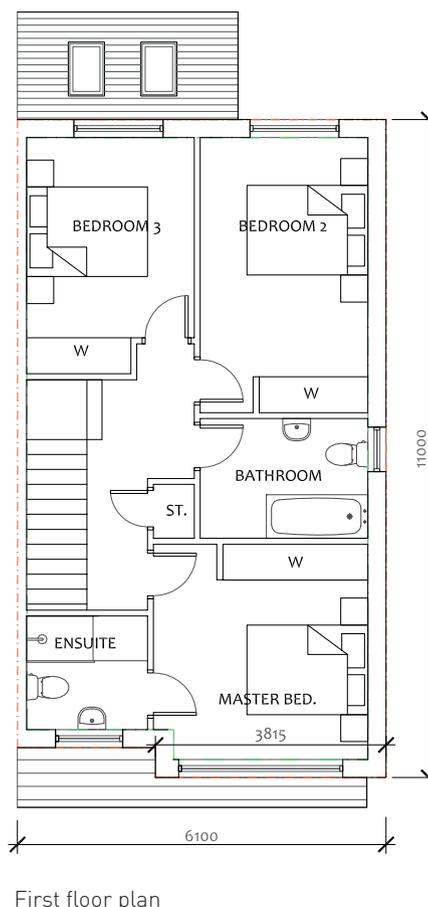
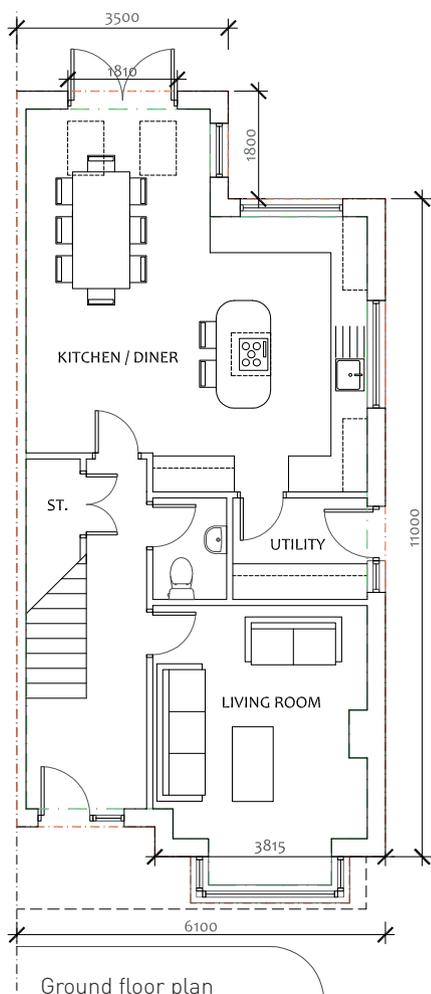
### Dimensions

#### Ground Floor

Lounge	3.4m x 4.7m (max)
Kitchen/dining/family	5.5m x 6.3m (max)
Utility	2.2m x 1.2m

#### First Floor

Master Bed	3.5m x 3.5m
En-suite	1.8m x 1.8m
Bed 2	2.7m x 4.3m
Bed 3	2.70m x 4.2m
Bath	2.7m x 2.1m



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## FLOOR PLANS - 3 BEDROOM DETACHED HOMES



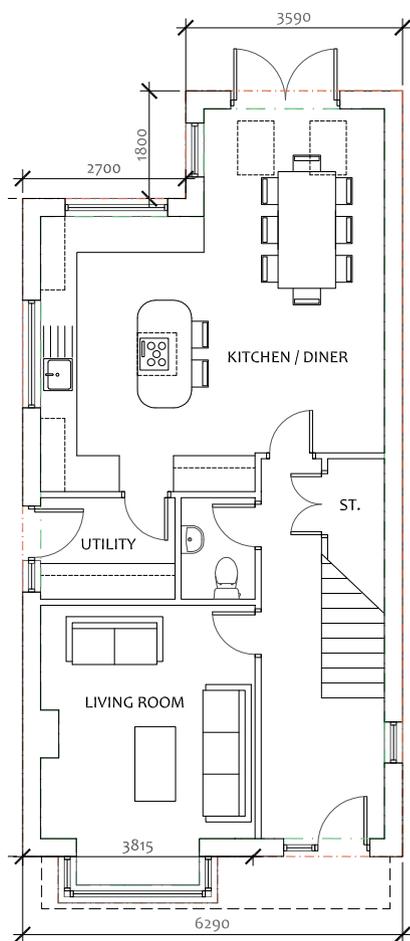
### Dimensions

#### Ground Floor

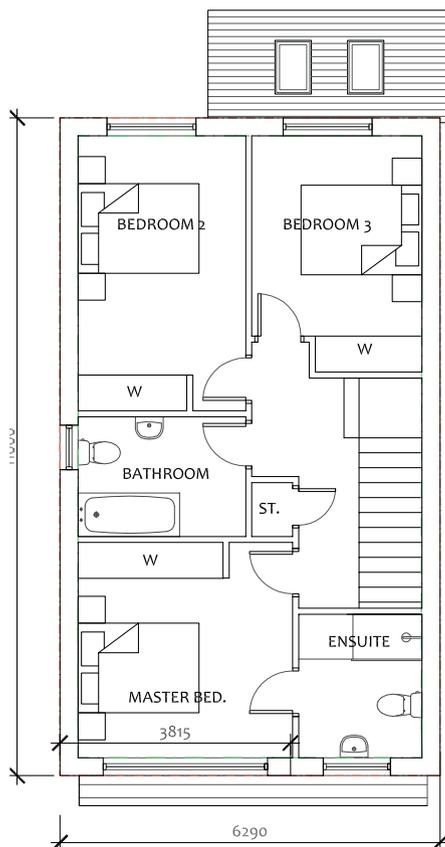
Lounge	3.4m x 4.7m (max)
Kitchen/dining/family	5.5m x 6.3m (max)
Utility	2.2m x 1.2m

#### First Floor

Master bed	3.5m x 3.5m
En-suite	1.8m x 2.4m
Bed 2	2.7m x 4.3m
Bed 3	2.7m x 4.2m
Bath	2.7m x 2.1m



Ground floor plan



First floor plan

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