

Hulton Vale

St Helens Road, Westhoughton, Lancashire BL3 3SS

A superb development of 18, three bedroom, three storey modern mews homes built to a high specification.



**SHOWHOME IS NOW OPEN
7 DAYS A WEEK, 10:30am until 5pm**



Hulton Vale

a Hearle Homes Development

www.hearlehomes.co.uk

St Helens Road
Westhoughton
Lancashire
BL 3SS

Our show home is
open 7 days a week
from 10:30am until 5pm.

Sales Enquiries

01254 603 196 - 8am until 5pm, Monday to Friday

07800 582 539 - Office hours and weekends

Hearle homes
Unit 4
67 Canterbury Street
Blackburn
Lancashire
BB2 2HT

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Hearle Homes is an independent privately owned house builder located in and around the North West. John Hearle of Hearle Homes has been building houses of distinction for over 20 years and Hulton Vale is no exception.

The development comprises 18 three storey townhouses built to the highest specification and offering the latest heating, glazing and insulating products which combine to create an efficient, affordable home whilst not compromising on comfort.

The surrounding area

Westhoughton is a scenic, sought after suburb located just outside Bolton, offering an ideal base for those seeking a life away from the hustle and bustle of city life and thriving towns.

Hulton Vale, on St Helens road is conveniently situated to the west of Bolton only a couple of miles from junction 5 of the M61, offering excellent links with easy access to all major road networks and convenient rail and public transport connections. For those travelling further afield, Manchester's international airport is only twenty miles away and is easily reached by car or train.

The thriving Middlebrook complex and the iconic Trafford Centre are within easy access of the development. These successful out-of-town retail and leisure parks offer a huge choice of retailers, entertainment facilities and eating establishments.

Alternatively, waiting to be explored on your doorstep are the tranquil and picturesque West Pennine Moors covering 90 sq miles of moorlands, valleys, farmlands and reservoirs.

The Bolton area offers a wide choice of educational opportunities for all age groups including an impressive range of nursery, primary and secondary schools and further education colleges. Bolton's Institute of Higher Education acquired university status in 2004 to become Britain's newest university, The University of Bolton.

Overall, the location and surroundings of Hulton Vale offers convenience combined with rural living. Home sweet home.



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Specifications



Town houses continue to reign popularity as the "new tradition" way of living. The design and layout combine practicality and flexibility appealing to both young professionals and growing families.

The ground floor provides a high quality fitted kitchen together with separate open plan living and dining area, whilst the first floor accommodates two generously proportioned bedrooms complete with family bathroom.

The second floor is dedicated entirely to the master bedroom, separate dressing room and en-suite facilities providing the ultimate in self indulgence and relaxation.

Feature	Included
Fitted kitchens with choice of finishes	●
Single oven, gas hob and chimney hood	●
Single bowl stainless steel sink with top lever chrome tap	●
Integrated fridge and freezer	●
Integrated dishwasher	○
Integrated washer/dryer	○
Roca Laura sanitary ware to bathrooms, en-suites and cloaks	●
Bathrooms part tiled to wet walls	●
En-suites have fully tiled shower cubicle and part tiled to wet walls	●
Mixer tap shower over bath	●
Splashback to cloaks	●
Chrome towel rail to bathroom	○
Flat plastered ceilings	●
Chrome internal door furniture	●
TV socket to lounge and master bedroom	●
BT socket to lounge and master bedroom	●
Gas fired central heating	●
Double glazed UPVC windows and French doors	●
Security alarm (wired only)	●
Mains powered smoke detectors	●
Fitted wardrobes (master bedroom only)	●
Carpets to hall, living & bedroom areas	○
Flooring to kitchen, bathroom, en-suite and cloaks (Choice of tiles, carpet or laminate)	●
Fencing	●
Turfed gardens	○
Ten year NHBC warranty	●

● = Standard specification
○ = Optional Extra



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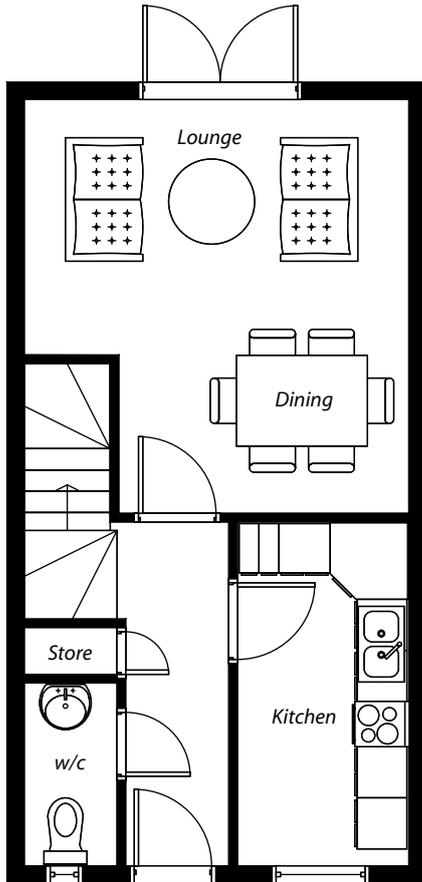
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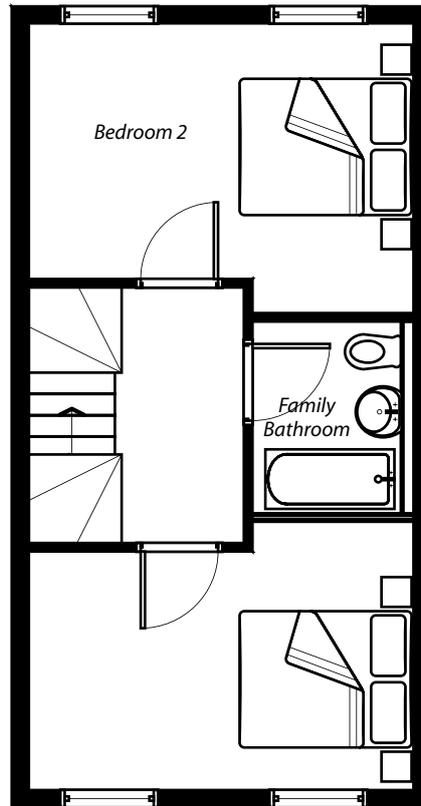
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Typical Floorplans

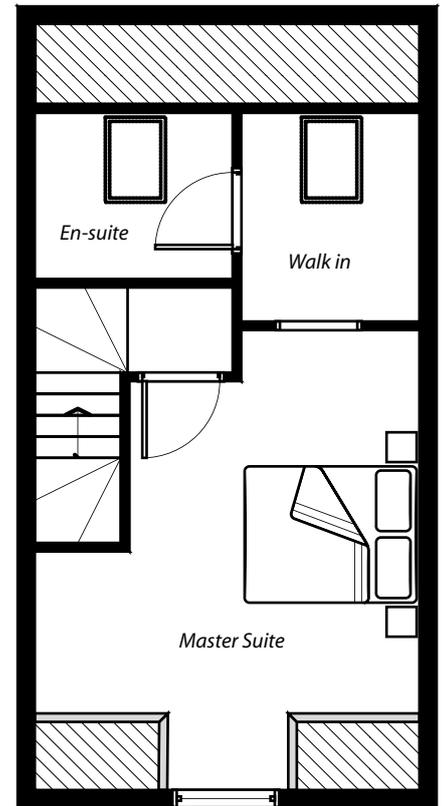
Floorplans for illustration purposes only



Ground Floor



First Floor



Second Floor



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