



Sandway  
H O M E S

# Molyneux Gardens

Netherton

Sales Pack

# Sandway Homes



## About Sandway Homes

Sandway Homes is a non-profit organisation, wholly-owned by Sefton Council. We were set up to deliver good quality housing that the Borough needs and deliver social value and financial returns back to Sefton and its communities. We develop aspirational schemes, repurposing Brownfield land sites and building beautiful homes.

As a responsible developer, we care about our customers and your needs define our values. These values of integrity, quality and community drive everything we do. We are not just building homes, we are building futures. Your home is more than just bricks and mortar, it is the foundation of your future, your family and your community.

That is why we ensure that every home is built with a focus on quality - and good specification comes as standard.

## Customer Care

Sandway Homes fully adheres to the Consumer Code for Housebuilders.

With our sales agent, North Wall Property, we are here to guide you through from viewing to buying and owning your new home. Depending on the stage of construction, you may be able to choose your range of kitchen and select from a list of optional extras to personalise and enhance your new home. Our sales team will support you through this.

With a rigorous snagging process, well-planned handover, responsive after care service and a ten year warranty, you can have confidence collecting your keys to your brand new Sandway Home.

# Molyneux Gardens

Sandway Homes is delighted to present Molyneux Gardens, a stylish and contemporary development of 45 houses, sitting at the edge of Netherton.

Built to a superb standard by our building partner, Challenger Building Services, we have sought to provide a variety of spacious house types and layouts designed to suit the modern day buyer.

## Great Location

Netherton sits within the Borough of Sefton which stretches across Bootle to Southport and from Crosby to Maghull. Ideally located in close proximity to foot and cycle paths around Sefton Village, Jubilee Woods, the River Alt and Cheshire Lines, the development maintains a semi-rural position.

Nearby Crosby Coastal Park is within a ten minute drive. Home to the Anthony Gormley art installation 'Another Place, it is one of the many beaches along a breath-taking coastline stretching across Formby, Ainsdale, Birkdale to Southport.

The location benefits from a range of local shops and larger retail parks. The surrounding areas of Waterloo, Crosby and Maghull offer an abundance of cafes, bars, amenities and restaurants to delight.

Netherton is also renowned for its strong community feel. With the L30 Centre and Feel Good Factory offering a range of community-based events and activities, together with the Netherton Activity Centre and Litherland Sports Park offering a variety of sports and recreational facilities.



# Site Plan



## Disclaimer:

Please note that the site plan does not show ownership boundaries or include easements and/or wayleaves.



# Connectivity



## Buses

Buckley Hill Lane- 55, 55D, 159

Northern Perimeter Road - 55, 55D, 159, 737

Runnells Lane - 54, 54A

Fleetwood Lane - 52, 52A, 56, 63, 159

## Train Stations

### Liverpool to Ormskirk

Maghull Station, Station Road, L31 3DE

Aintree Station, Ormskirk Road, L9 5BE

### Southport to Hunts Cross

Seaforth & Litherland Station, Seaforth Road, L21 3TX

## Motorways

M57, Switch Island

M58, Switch Island

# Specification



With a range of beautiful Howden's kitchens, Roca bathrooms, Porcelanosa tiles, oak doors and many other quality fittings, our homes will appeal to growing families as well as first time buyers and forever-home seekers. Our standard specification comes with up to £40,000 of extras at no additional cost to you.



## General

- ⊗ Up to 12 Month Sandway Homes Defect Rectification Guarantee
- ⊗ 10 Year Advantage Home Construction Insurance (AHCI) Warranty
- ⊗ UPVC French Doors (4 bed only: Bi-Fold Doors)
- ⊗ Manhattan Oak Veneer Internal Doors
- ⊗ Smoke and Carbon Monoxide detectors located in kitchen and surrounding areas



## Kitchens

- ⊗ Choice of Howdens kitchen and worktop
- ⊗ Porcelanosa Ceramic Floor Tiles
- ⊗ Integrated fridge/freezer
- ⊗ Single built-in stainless steel electric oven/hob
- ⊗ USB-C fitting located around kitchen area



## Bathrooms

Including downstairs WC/En Suite

- ⊗ Roca Design
- ⊗ Porcelanosa Ceramic Tiles
- ⊗ Extractor Fan - Downstairs WC
- ⊗ Dulux Supermatt Emulsion
- ⊗ Optional Extra feature tile for bath and shower



## Mechanical & Electrical

- ⊗ Energy Performance Certificate with Band A rating
- ⊗ Energy converting photovoltaic solar panels
- ⊗ Gas central heating with energy efficient boiler
- ⊗ Solar lighting to front and rear of property
- ⊗ USB/USBC sockets in a range of rooms



## External

- ⊗ Electrical Vehicle Charging Point
- ⊗ Paved patio area
- ⊗ Chrome door bell and chrome door number
- ⊗ Quality topsoil to rear garden ready for landscaping