

STOCKFIELD VIEW AT
HILTON VILLAGE

WALKDEN

 **Ashberry**
Homes



Images are for illustrative purposes only.



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







A wealth of activities to enjoy at your fingertips.
Discover Walkden and Worsley.



Just a short distance from Walkden town centre, Stockfield View at Hilton Village is perfectly placed in this sought-after suburb in Greater Manchester.

The development is only one mile from Walkden's vibrant and busy town centre, which boasts an impressive shopping centre filled with well-known retailers and eateries, along with a host of independent restaurants, pubs, shops and leisure facilities in the Ellesmere Shopping Centre. Renowned for its sense of community, Walkden is bursting with life, from retail therapy to family and friends enjoying a delicious meal. From clothing boutiques to high street shops, jewellers as well as hair and beauty salons, there is a huge selection for Stockfield View residents.

Walkden benefits from a retail park too, along with several supermarkets, further adding to its excellent amenities and a number of businesses including estate agents, travel agents, solicitors, financial services and vets.

The town features many well-established sporting facilities, such as Walkden Cricket Club and Ellesmere Golf Club. Furthermore, just a short drive away is Worsley, which offers further everyday amenities and leisure facilities, including George's Restaurant, Worsley Park Marriott Hotel & Country Club and Worsley Village Nature Reserve.

From tree-lined streets to an impressive selection of period properties mixed seamlessly with modern homes, Walkden appeals to all buyers.

With families in mind, Stockfield View at Hilton Village is perfect with day nurseries and several very good primary schools close by, along with the highly regarded Co-op Academy. The Trafford Centre and the fantastic facilities in that area are a short drive away too. For commuters, Walkden train station is ideal providing direct routes to Bolton, Manchester, Leeds and Wigan. Major road links are easily accessible too, including the M61 and M60 motorways, as well as the A666 St Peter's Way. The neighbouring town of Bolton and city of Salford are just six miles away and Manchester city centre is only nine miles away. Manchester Airport is approximately 20 minutes by car.

With Blackleach Country Park on the doorstep, residents of Stockfield View can enjoy outings to this prestigious Green Flag awarded local beauty spot, as well as leisurely walks and hikes on The Salford Trail, taking in the sights of the Bridgewater Canal, disused railway lines and picturesque woods.

With so much on offer, Walkden is a very popular place to live.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only.

Love your home,
not somebody else's.





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen work surface
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer

FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring

CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

WARDROBES:

- A choice of fitted wardrobes

BATHROOM:

- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail

ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

GARDENS:

- Turfed rear garden
- Landscaping
- Decorative external lighting







The difference
is in the detail.



YOUR SPECIFICATION

- Oak Veneer doors
- Modern kitchen with soft close drawers and doors
- Zanussi or AEG single oven (depending on housetype)
- Zanussi 4 burner gas hob
- Stainless steel splashback
- TV Point to Living Room, Bedroom 1 & kitchen*
- Telephone point to Living Room, Bedroom 1
- Light fitting to kitchen, bathroom and en suite
- USB charging power sockets in Living Room and Bedroom 1
- Roca sanitaryware
- Bristan brassware
- Lighting to front and rear door
- Fitted wardrobe to Bedroom 1 - Gold specification only
- Energy efficient heating
- External tap
- Power & lighting to all garages within plot curtilage
- 10 year NHBC warranty
- Optional upgrades available, see our 'Personal Touch' menu

*TV point to kitchen on Gold Specification only

Please check with your Sales Advisor for a more detailed specification to your chosen home.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Ashberry Assisted Move



We can help get you moving

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.

Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

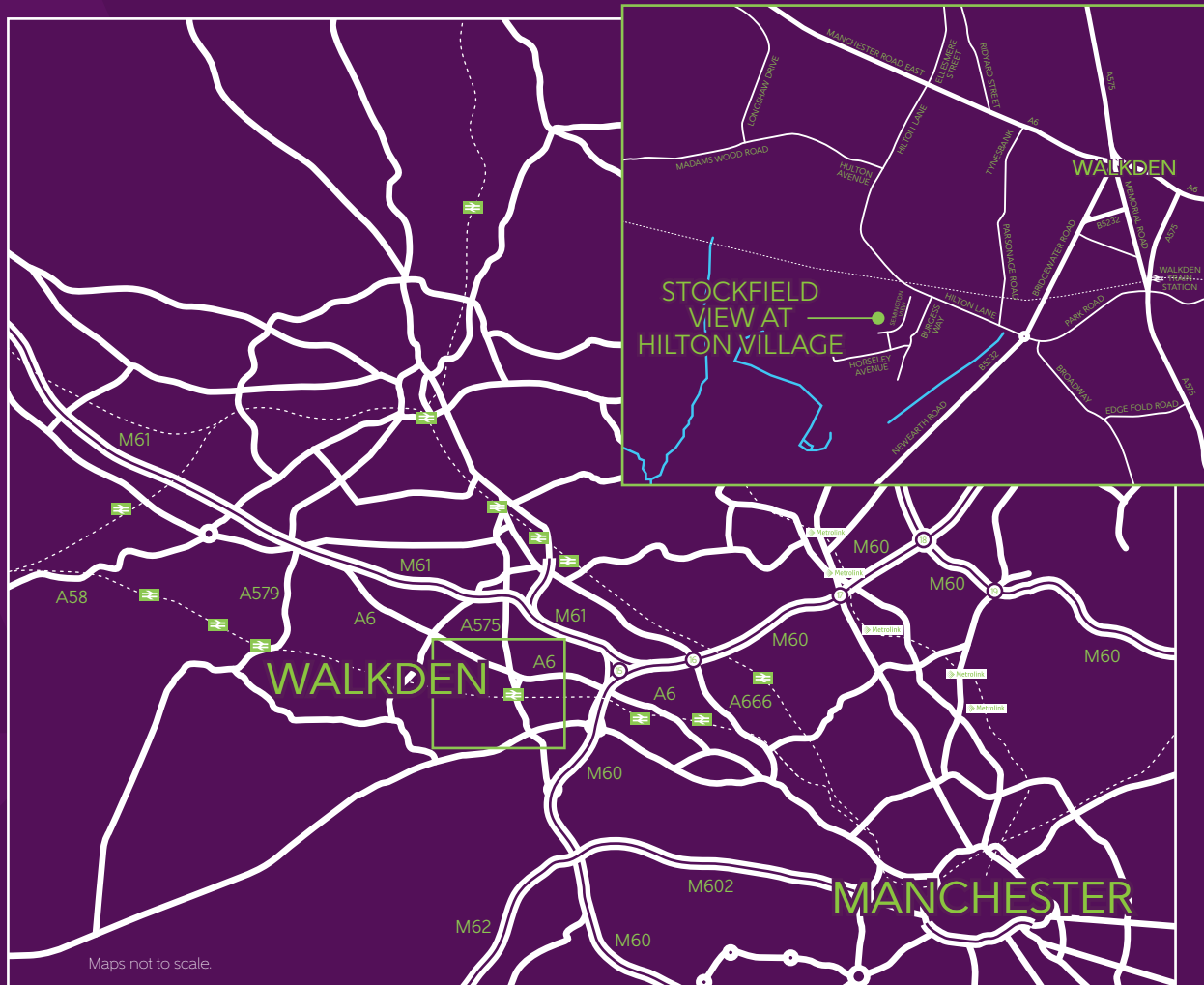
Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Ashberry home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.



We look forward to meeting you...



Stockfield View at Hilton Village, Hilton Lane, Walkden, Greater Manchester, M28 3TL

Ashberry
Homes

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