

# viaduct

housing partnership



## Former Battersby Hat Factory

### Market Sale Specification

Viaduct Partnerships Ltd is a wholly owned of  
Stockport Homes and part of **SHG**.

Registered in England and Wales No: 10330045  
Registered Office: **Stockport Homes Group**,  
Cornerstone, 2 Edward Street, Stockport SK1 3NQ .

VAT No: 254 3808 01



# External Specification

**Front, side and rear paths** 450 x 450 x 50mm pressed concrete slabs

**Rear patio Area** N/A

**Front Garden** Turfed and landscaped as per site plan

**Rear Garden** 450mm subsoil and 150mm topsoil ready to receive turf finish from purchaser

**Fencing** 1.8 dividing boarded fencing with concrete post and gravel board  
Shed

**Shed** N/A

**External Windows** Double glazed, lockable windows with overhead trickle vents  
External colour-Anthracite grey  
Internal colour-White

**Front door** Composite front door in anthracite grey with chrome ironmongery

**Garage Door** N/A

**External Wall** See specific site plan

**Tap** N/A

**Front and Rear lighting** Front elevation - Wall mounted uplight/downlight flood fitting  
Rear elevation - Wall mounted bulkhead fitting

# Internal Specification

**Internal doors** 5 panel, wood grain effect door in white with satin stainless steel lever handle

**Loft Hatch** Prefabricated access hatch, part L dropdown and insulated.

**Internal Decoration** All walls to receive 1 mist coat and 2 coats of white emulsion

**Woodwork** White Satin Finish

**Electrical** White sockets throughout house  
TV Sockets provided to living/dining areas and to all bedrooms  
1nr USB socket to living/dining room only  
BT Fibre equipment installed  
Virgin media Equipment installed with outlet to living room and master bedroom

**Smoke Detectors** As per M&E Design

**Alarm System** Fused spur installed to allow for future installation by purchaser

**Heating** Potterton Assure A rated boiler with Hive Active heating Controls and weather compensator

White single or double steel radiators

Chrome heated towel rail to bathrooms and en-suites (where applicable)

# Kitchen Specification

- Magnet Luna Handle-less Doors and worktops with matching upstand
- Sink - Franke Ascona 1.5B (Inset) + Waste
- Tap - Coniston (Chrome)
- Flooring - Polyflor Colonia vinyl flooring to fill kitchen/dining area
- Soft closers on all draws and cupboards
- Stainless steel splashback
- Double undercounter electric Zanussi oven (ZOF35661XK)
- Integrated 60cm electric Zanussi induction hob (ZITN643K)
- 60cm Zanussi Chimney hood (ZHC60156X)
- Integrated 70/30 Zanussi Low frost Fridge freezer (ZNLN18FS1)
- Integrated 60cm Zanussi dishwasher (ZDLN1511)
- Space for Washing machine
- Ceiling downlights – pendant lamp holder to dining area if applicable

# Bathroom/En-suite/WC Specification

- Sanitaryware - Twyford's Range in white
- Over bath shower – Deva thermostatic bath shower mixer
- En-suite – Deva Bar shower
- Chrome Heated Towel Rail to Main Bathroom and En-suite
- Percelanosa Wall tiling Bathroom and En-suite – all walls tiled to half height, full height around bath (3sides) and fully tiled shower enclosure
- Percelanosa Floor Tiling bath and En-Suite – floor fully tiled
- WC Tiling – tiled splash back to basin
- Ceiling downlights to bathroom and En-suites
- Pendant lamp holder to WC
- Extractor Fans to comply with building regulations and SAP/Energy Requirements