

Hatters Chase

Runcorn



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HOMES



Hatters Chase Runcorn

A collection of 2, 3 & 4 bedroom houses in an attractive, well-connected location.

Ideally placed for everything you need, Hatters Chase is where you and your family can simply enjoy life.

There are a variety of amenities nearby, with a wider choice of shops, bars and restaurants in nearby Stockton Heath, Runcorn & Warrington. There are also a selection of Ofsted-rated schools close to home, making this a perfect place to raise a family. And for some fresh air, you can walk or cycle alongside the Bridgewater Canal, enjoy the outdoor

space of Walton Gardens, or take advantage of the vast, picturesque Cheshire countryside.

For commuters, the A558 will take you to Runcorn in around 10 minutes, while the nearby M56 allows for journeys via other main roads to Chester and Stockport in around 30 minutes. Runcorn station offers regular services to Liverpool, Manchester and London, and Manchester Airport is approximately 20 miles away.

Hatters Chase

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Hatters Chase Runcorn



4 bedroom home

- The Goodridge
- The Grainger
- The Leverton
- The Mylne
- The Sherlock

3 bedroom home

- The Elliot
- The Eveleigh
- The Mountford

2 bedroom home

- The Hardwick

1 Linden Homes existing / future development

2 Bovis Homes development

3 Pre-Sold housing development

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



The Hardwick 2 bedroom home

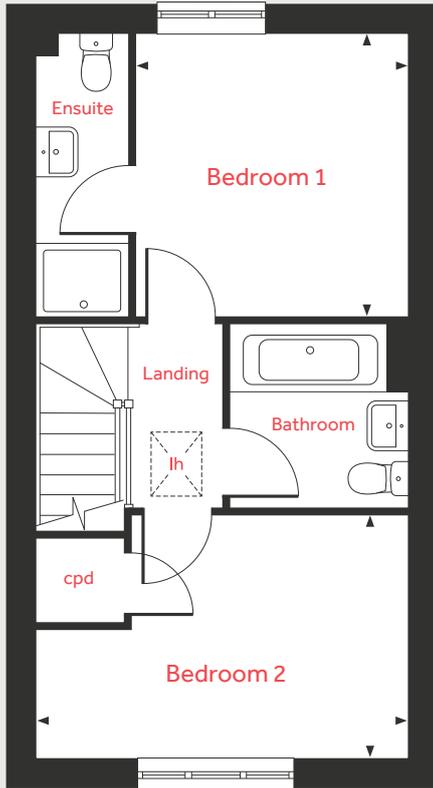
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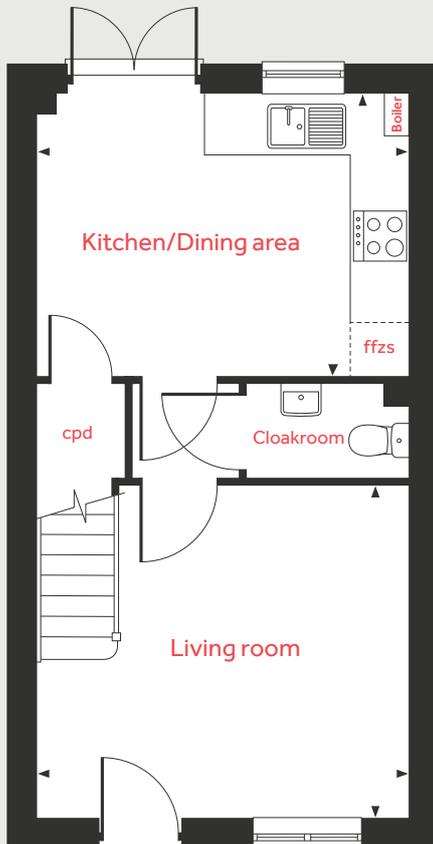
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First floor



Ground floor



The Hardwick

2 bedroom home

Ground floor

Living room
4.08m x 3.70m 13'5" x 12'2"

Kitchen/Dining area
4.08m x 3.15m 13'5" x 10'4"

First floor

Bedroom 1
3.17m x 3.01m 10'5" x 9'11"

Bedroom 2
4.08m x 2.70m 13'5" x 8'10"

lh loft hatch ffzs space for fridge freezer
cpd cupboard ◀ ▶ measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. XLHNN443/December 2020.



The Eveleigh 3 bedroom home

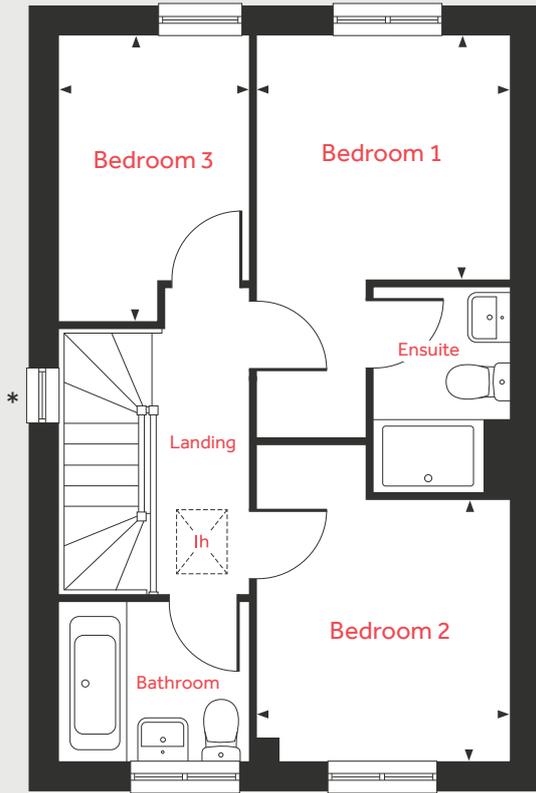
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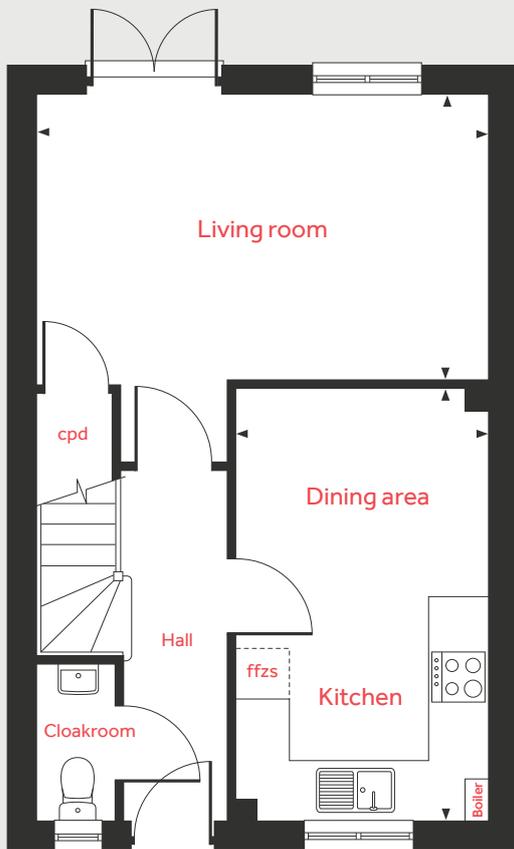
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First floor



Ground floor



The Eveleigh

3 bedroom home

Ground floor

Living room
4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining area
4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 1
2.78m x 2.72m 9'1" x 8'11"

Bedroom 2
2.90m x 2.78m 9'6" x 9'1"

Bedroom 3
3.20m x 2.12m 10'6" x 6'11"

lh loft hatch ffzs space for fridge freezer
cpd cupboard ◀ ▶ measuring points

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*Window to specific homes only.



The Elliot 3 bedroom home

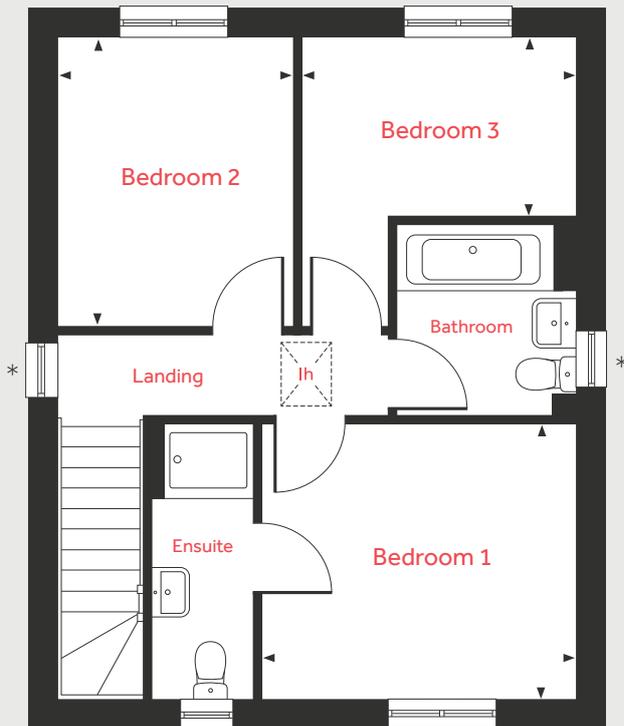
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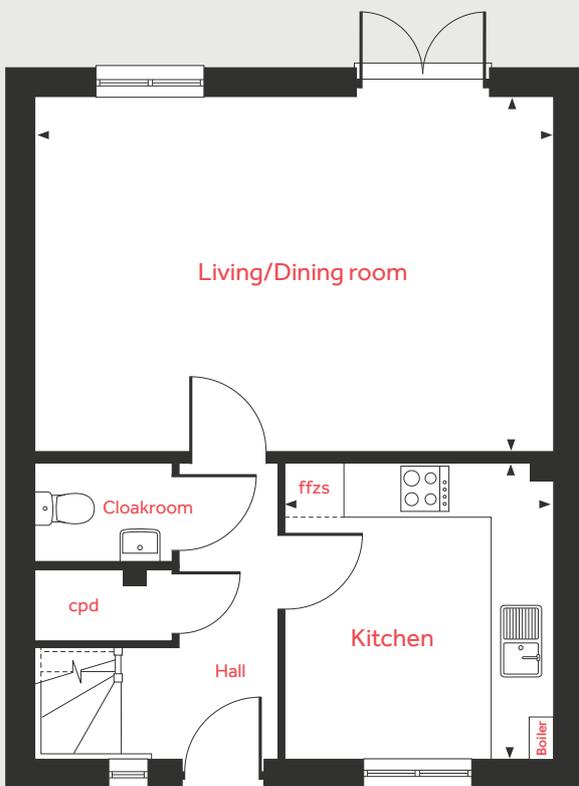
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First floor



Ground floor



The Elliot

3 bedroom home

Ground floor

Living/Dining room

5.70m x 3.95m 18'8" x 12'11"

Kitchen

3.29m x 2.95m 10'9" x 9'8"

First floor

Bedroom 1

3.45m x 3.07m 11'4" x 10'1"

Bedroom 2

3.21m x 2.60m 10'6" x 8'6"

Bedroom 3

3.03m x 2.01m 9'11" x 6'7"

lh loft hatch ffzs space for fridge freezer
cpd cupboard < > measuring points

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The Mountford

3 bedroom home

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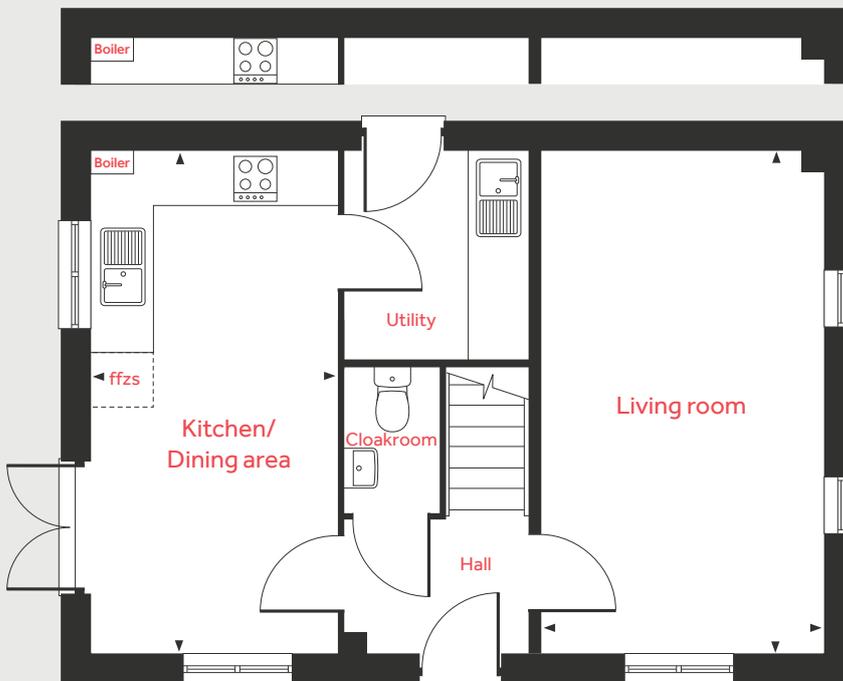
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First floor



Ground floor

Layout for semi-detached



The Mountford

3 bedroom home

Ground floor

Living room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

lh loft hatch ◀ ▶ measuring points
ffzs space for fridge freezer

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The Goodridge

4 bedroom home

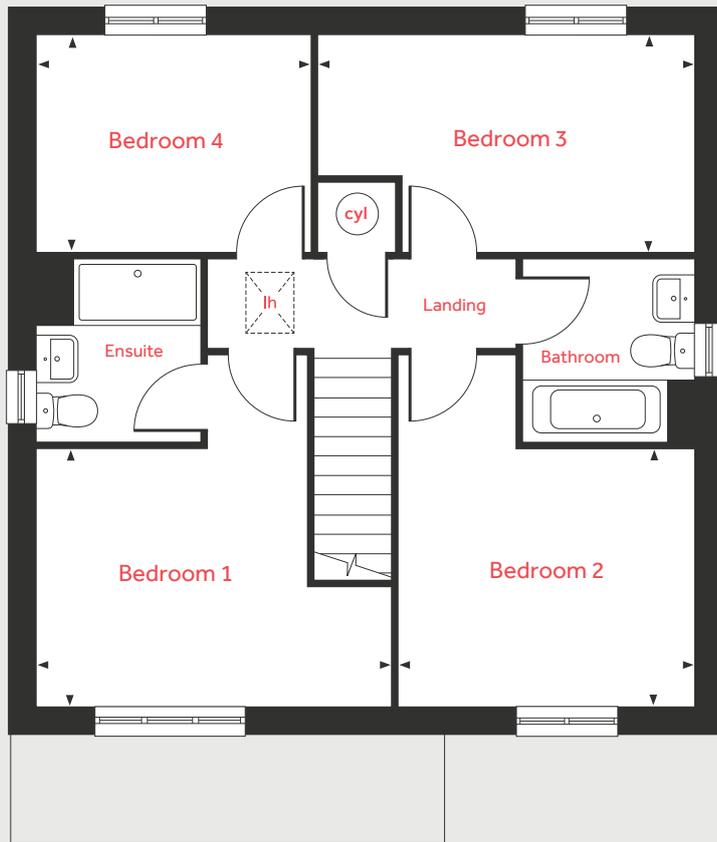
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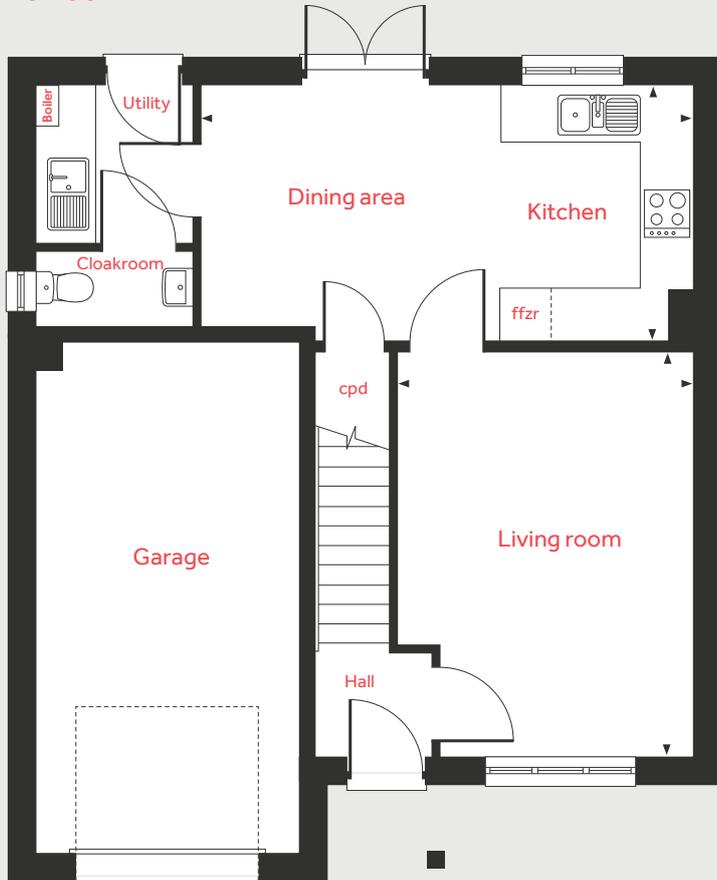
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First floor



Ground floor



The Goodridge

4 bedroom home

Ground floor

Living room
4.74m x 3.48m 15'7" x 11'5"

Kitchen/Dining area
5.72m x 2.97m 18'9" x 9'8"

First floor

Bedroom 1
4.07m x 3.00m 13'4" x 9'10"

Bedroom 2
3.47m x 3.00m 11'5" x 9'10"

Bedroom 3
4.36m x 2.25m 14'4" x 7'5"

Bedroom 4
3.18m x 2.50m 10'5" x 8'2"

lh	loft hatch	ffzr	integrated fridge freezer
cyl	hot water cylinder	◀ ▶	measuring points
cpd	cupboard		

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The Mylne 4 bedroom home

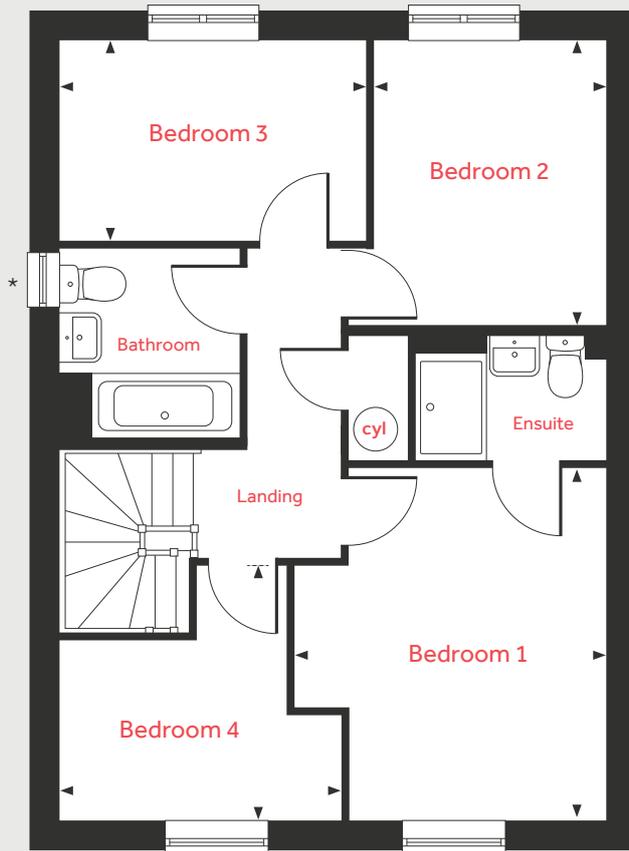
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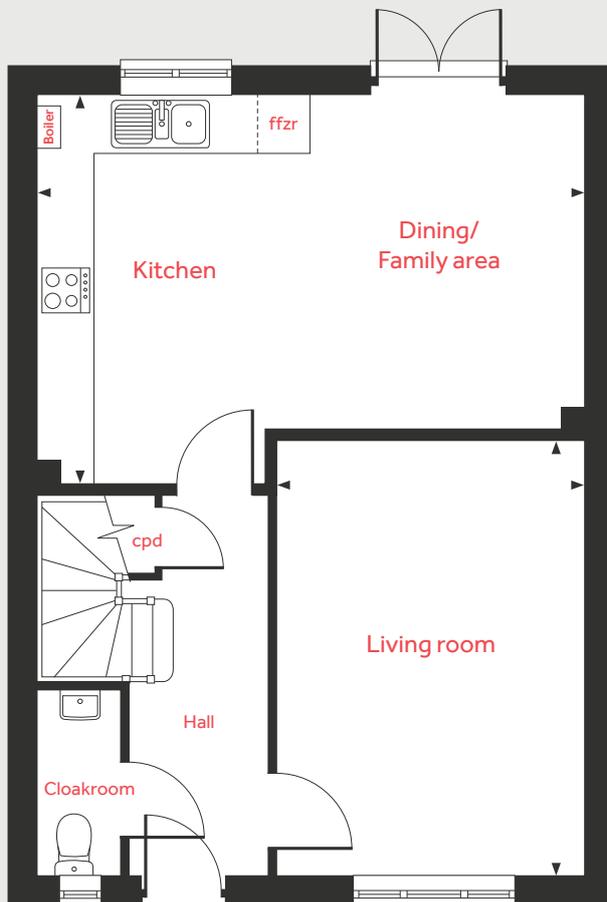
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First floor



Ground floor



The Mylne

4 bedroom home

Ground floor

Living room

4.83m x 3.39m 15'10" x 11'1"

Kitchen/Dining/Family area

6.04m x 4.37m 19'9" x 14'4"

First floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

Bedroom 3

3.39m x 2.20m 11'1" x 7'3"

Bedroom 4

3.10m x 2.10m 10'2" x 6'11"

cyl hot water cylinder ffzr integrated fridge freezer
cpd cupboard ◀ ▶ measuring points

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The Grainger

4 bedroom home

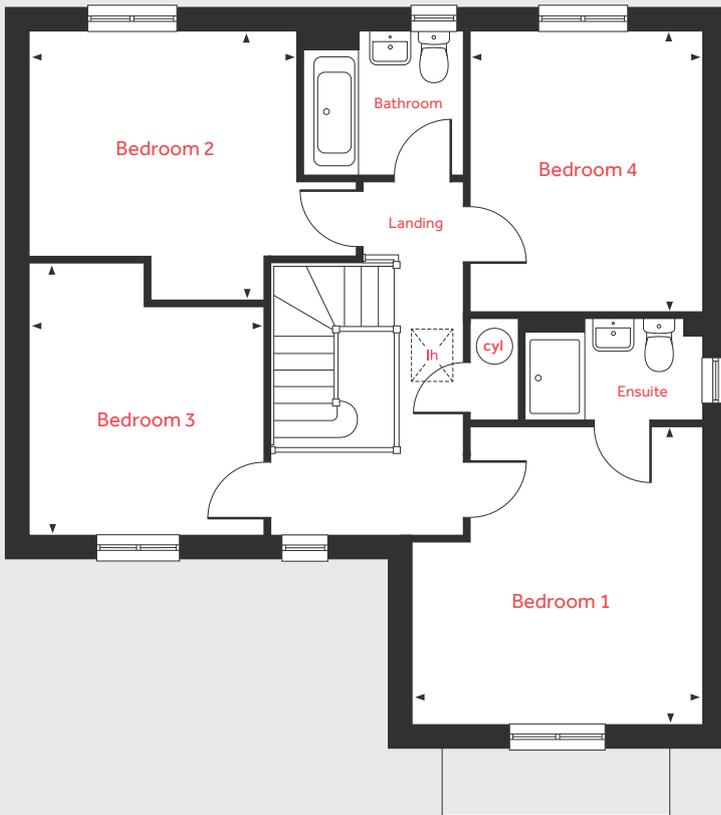
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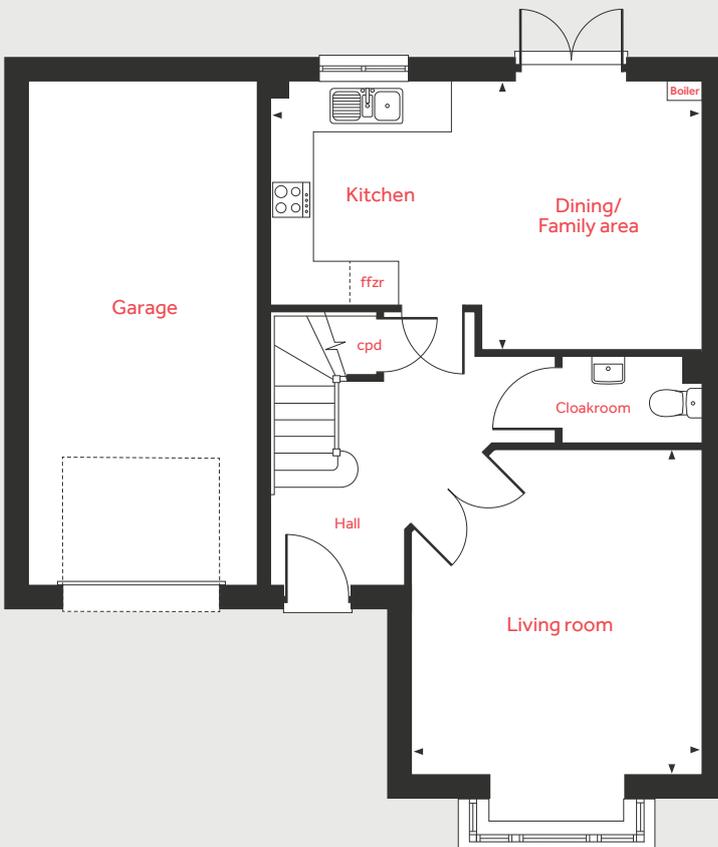
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First floor



Ground floor



The Grainger

4 bedroom home

Ground floor

Living room

4.39m x 3.90m 14'4" x 12'9"

Kitchen/Dining/Family area

5.81m x 3.62m 19'0" x 11'10"

First floor

Bedroom 1

4.03m x 3.90m 13'3" x 12'10"

Bedroom 2

3.70m x 3.58m 12'1" x 11'9"

Bedroom 3

3.15m x 3.05m 10'4" x 10'0"

Bedroom 4

3.79m x 3.13m 12'5" x 10'3"

lh	loft hatch	ffzr	integrated fridge freezer
cyl	hot water cylinder	◀ ▶	measuring points
cpd	cupboard		

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Specification

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Runcorn

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



Kitchen

2 bedroom
The Hardwick

3 bedroom
The Eveleigh
The Mountford
The Elliot

4 bedroom
The Mlyne
The Leverton
The Goodridge
The Grainger
The Sherlock

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■		■	■		
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■				
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■			■	■
Space for washing machine with plumbing and electrics in utility		■			■	■		

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware	■	■	■	■	■	■	■	■
En suite to bedroom 1		■	■					
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■

Doors and Windows

2 bedroom
The Hardwick

3 bedroom
The Eveleigh
The Mountford
The Elliot

4 bedroom
The Mlyne
The Leverton
The Goodridge
The Grainger
The Sherlock

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry Merseyside & Cheshire West region

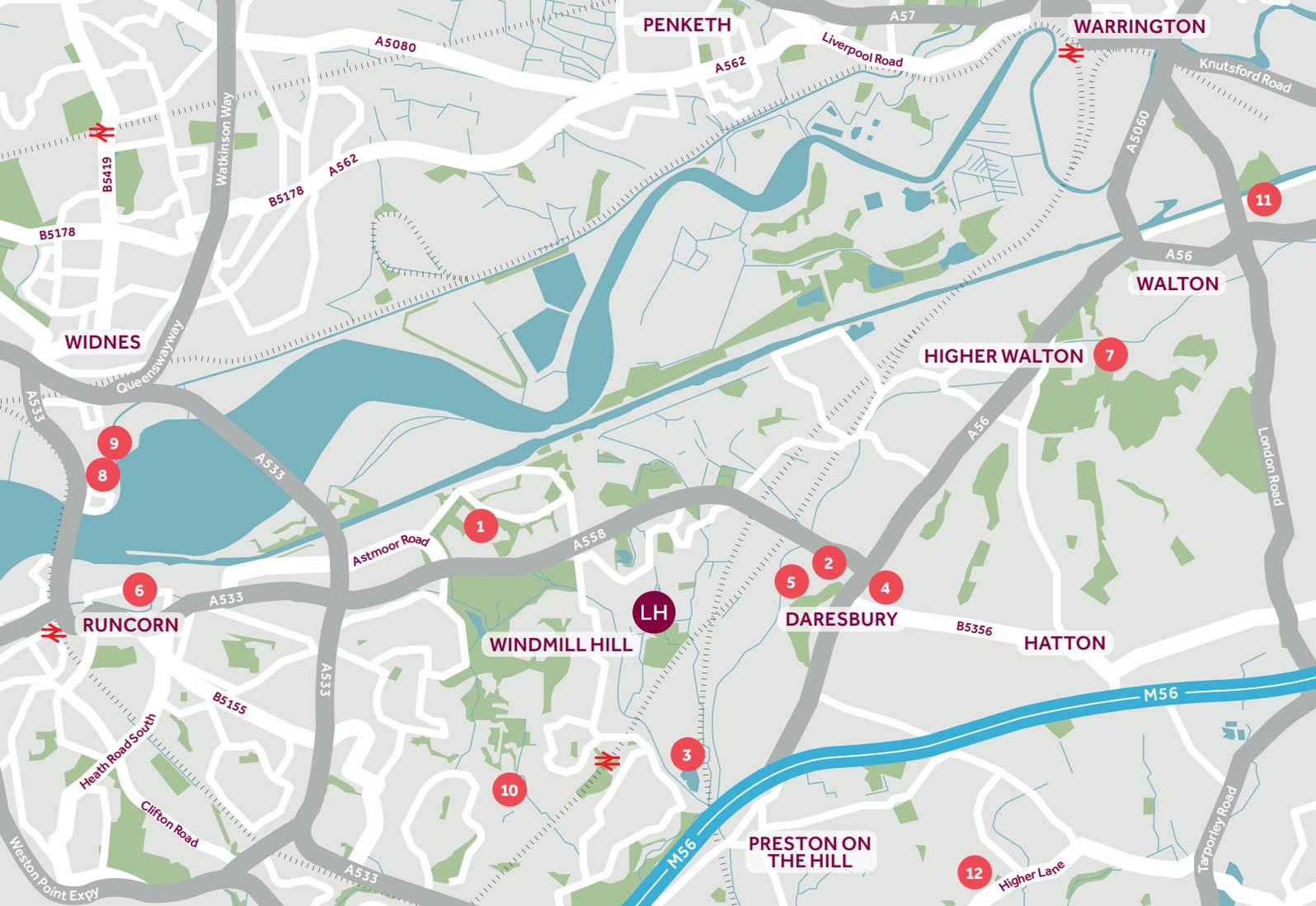
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Around the local neighbourhood

- | | | |
|---|--------------------------------------|--|
| 1 Norton Priory Museum and Gardens | 5 Daresbury Laboratory | 9 Spike Island |
| 2 Daresbury Firs Nature Reserve | 6 The Brindley theatre | 10 Runcorn Ski Centre |
| 3 Preston Brook Marina | 7 Walton Gardens and Hall Zoo | 11 Stockton Heath |
| 4 Lewis Carroll Centre | 8 Catalyst Museum | 12 Lewis Carroll Centenary Wood |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
1484494/April 2021.

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