

AN EXCLUSIVE DEVELOPMENT BY  
HORNPORT CONSTRUCTION LTD



An exclusive development of  
Double Fronted Georgian style cottages  
at

**‘CLOCKTOWER DRIVE’**

Liverpool, L9 1AG

Price £159,950

KEY FEATURES TO EACH PROPERTY WILL COMPRISE

- \* NEW BUILD \* NHBC WARRANTY \*
- \* GEORGIAN STYLE SEMI DETACHED COTTAGES \*
- \* DOUBLE FRONTED \* ENTRANCE HALLWAY \*
- \* GROUND FLOOR CLOAK ROOM & WC \* LOUNGE \*
- \* EXTENSIVE OPEN PLAN DINING KITCHEN \*
- \* COMPREHENSIVE FITTED KITCHEN \*
- \* A RANGE OF INTEGRAL APPLIANCES \* THREE BEDROOMS \*
- \* MASTER BEDROOM HAVING ENSUITE \*
- \* FAMILY BATHROOM/WC \* ELECTRIC SHOWER \*
- \* DOUBLE GLAZED SASH STYLE WINDOWS \*
- \* GAS CENTRAL HEATING WITH COMBINATION BOILER \*
- \* FRONT GARDEN \* OFF ROAD PARKING \*



## Location

The development is located on Clocktower Drive, which is located within the former grounds of Walton Hospital and can be accessed directly from Rice Lane. The development is located in a prominent position offering easy access to local amenities including schooling across all age ranges and both superstore and local shopping facilities along Rice Lane and near by County Road. Road links are also offered via Rice Lane which in turn provides access to Hornby Road, County Road and Queens Drive. Public transport facilities are offered via local bus routes that run in and out of Liverpool City center and nearby rail links are offered via both Rice Lane and Walton Railway Stations. The development consists of a principle mixture of new build cottage style semi detached and town houses, an exclusive redevelopment of former Hospital buildings, four cottage style semi detached properties and three modern three story town houses. The developer has paid particular attention to detail with many of the new build properties offering mock original features including Georgian styled sash windows, rustic brickwork and decorative window sills and lintels to a selection of the properties available. The three story town houses will be modern and contemporary in styling whilst the conversion of the former Hospital buildings will be finished to a high standard and will be generous in size.

# SCHEDULE OF ACCOMMODATION

## SEMI DETACHED

There are a total of four Georgian style cottages being house numbers 54, 56, 74 and 76. The accommodation and specification is identical for each property and is detailed below.

### ENTRANCE HALL

### CLOAKROOM/WC

6'2" x 5'2" (1.9m x 1.6m)

### LOUNGE

18'7" x 11'8" (5.7m x 3.6m)

### OPEN PLAN DINING KITCHEN

18'7" x 15'4" (5.7m x 4.7m)

### FIRST FLOOR LANDING

6'2" x 6'6" (1.9m x 2.0m)

### BEDROOM ONE

14'1" x 11'8" (4.3m x 3.6m) At Widest

### EN-SUITE

8'2" x 3'6" (2.5m x 1.1m)

### BEDROOM TWO

12'3" x 8'5" (3.75m x 2.6m)

### BEDROOM THREE

8'9" x 6'6" (2.7m x 2.0m)

### BATHROOM

8'4" x 5'4" (2.55m x 1.65m)

### OUTSIDE

Gardens to front aspect

### PRICE

£159,950

There is a high level of specification as standard to each property so please refer to the general specification list for details of the specification available. All prospective purchasers should note that the measurements above have been scaled from architect drawings and may vary on site.

## **CLOCKTOWER DRIVE, LIVERPOOL, L9 1AG**

### **GENERAL SPECIFICATION**

Roof Covering	Concrete interlocking roof tiles with complimentary ridge tiles
External Walls	Cavity wall construction consisting of rustic facing brick outer leaf, full fill cavity insulation, concrete block inner leaf, decorative contrasting window sills and lintels.
Windows	UPVC Double glazed Georgian style sash windows incorporating emergency escape windows. All windows will contain locking mechanisms. Obscure windows to bathroom & WC.
Entrance Door	Hardwood vertical plank door in feature door frame with glazed vision panel and corresponding fan light.
Gutters & Rainwater Goods	UPVC Gutters and rainwater pipes finished in black
Kitchen	A comprehensive range of base and eye level wall units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap. A comprehensive range of integrated appliances including both an oven with hob over, combined washer and dryer and integral fridge and freezer.
Bathroom (sanitary fittings)	Attractive white three piece low level suite comprising of a paneled bath, pedestal wash hand basin and corresponding low level WC. Each property will enjoy an electric shower.
Cloakroom	White low level WC and wash hand basin with complementary tiled splashback
Wall Tiling	Bathroom walls to be part finished in ceramic tiles with ceramic tiling above worktops and between the units in the kitchen.
Floor tiling	Ceramic tiles will feature to both the kitchen and bathroom floor and cloakroom/wc floor areas
Heating System	Each property will benefit from a gas fired central heating system with combination boiler.
Lighting and electrical	Ample power supply throughout with feature lighting to kitchen area. Bayonet fittings elsewhere. Each kitchen will have an integrated mains wired heat detector. Both the lounge and main bedroom will have a wall mounted TV point.
Interior Features	Each property will be carpeted throughout with the exception of the bathroom, cloakroom kitchen and hallway floors. These will be finished with ceramic tiles. The hallway floor will be finished in laminate floor covering.
Tenure	(to be confirmed)

Whilst every care has been taken in the preparation of these details and restrictions they are for guidance only. These details do not constitute any part of an offer or contract and the developer reserves the right to alter, amend or vary the specification.