



Transport

The 3 Swans development is located just a short walk from the A57 with a regular bus service running to Warrington, Irlam and Manchester. Junction 21 off the M6 is located just a short drive from the development along the A57. The nearest railway stations are located in Glazebury, Birchwood and Irlam.

Amenities

Hollins Green is a small peaceful village nestled between the surrounding villages and towns of Glazebury, Warrington, Culcheth, Lymm and Manchester. Local amenities such as banks, building societies, shops and supermarkets can be found in Warrington and Culcheth. Culcheth and Lymm also boast a wide range of amenities, restaurants and small shopping areas. There are a wide selection of primary and

secondary schools within the surrounding areas, including Culcheth and Lymm High schools. Warrington General District Hospital is closest to the development.

Recreation and Leisure

Leading high street stores are available in nearby Warrington town centre. For larger retail outlets including cinemas, theatres, bowling alleys, restaurants and a whole host of attractions there is Manchester city centre, the Trafford Centre and The Lowry. Lymm, Warrington and Irlam all have leisure centres where a whole host of recreational activities can be found.

Directions

From the M6, leave the motorway at junction 21 and follow the A57 towards Irlam. At the second set of traffic lights turn left onto the B5212 Glazebrook Lane and then immediate left onto Manchester Road. At the Black Swan pub turn right, then at the church bear left onto School Lane. The development is located further down this road on the left hand side.
From Manchester, leave the M60 at junction 11 and follow the A57 towards Irlam. Remain on this road until you reach the junction for Hollins Green and at the traffic lights turn right onto the B5212 Glazebrook Lane and then immediate left onto Manchester Road. At the Black Swan pub take second road on right to The Weint. The development is located further down the road on the left.



The 3 Swans

4 & 5 bedroom homes

A Stylish development of contemporary new homes

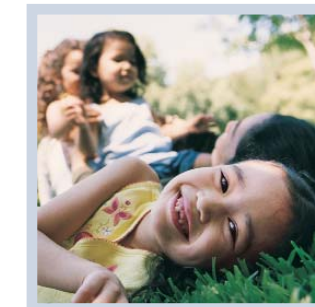


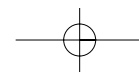
A unique choice of individually designed 4 and 5 bedroom family homes

The 3 Swans in Cheshire offers all the benefits of modern living, within a select development of just three detached properties. Each one is individually designed to offer the highest standards of comfort and security.

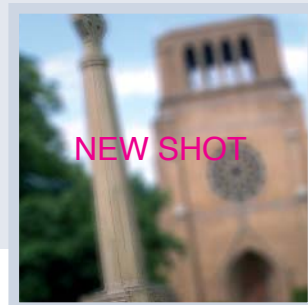
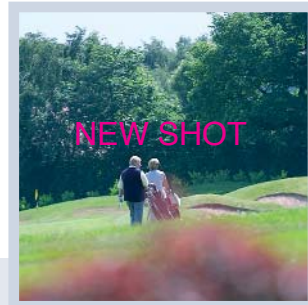
These three contemporary homes offer a choice of four and five bedrooms, integral garages and thoughtfully landscaped gardens, combined with a high standard of specification, that will delight those who live here for many years to come.

Cheshire Construction has chosen this superb location, within easy reach of Warrington town centre and its surrounding villages, as the perfect environment for family life.





Exclusive homes built with your future in mind.

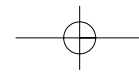
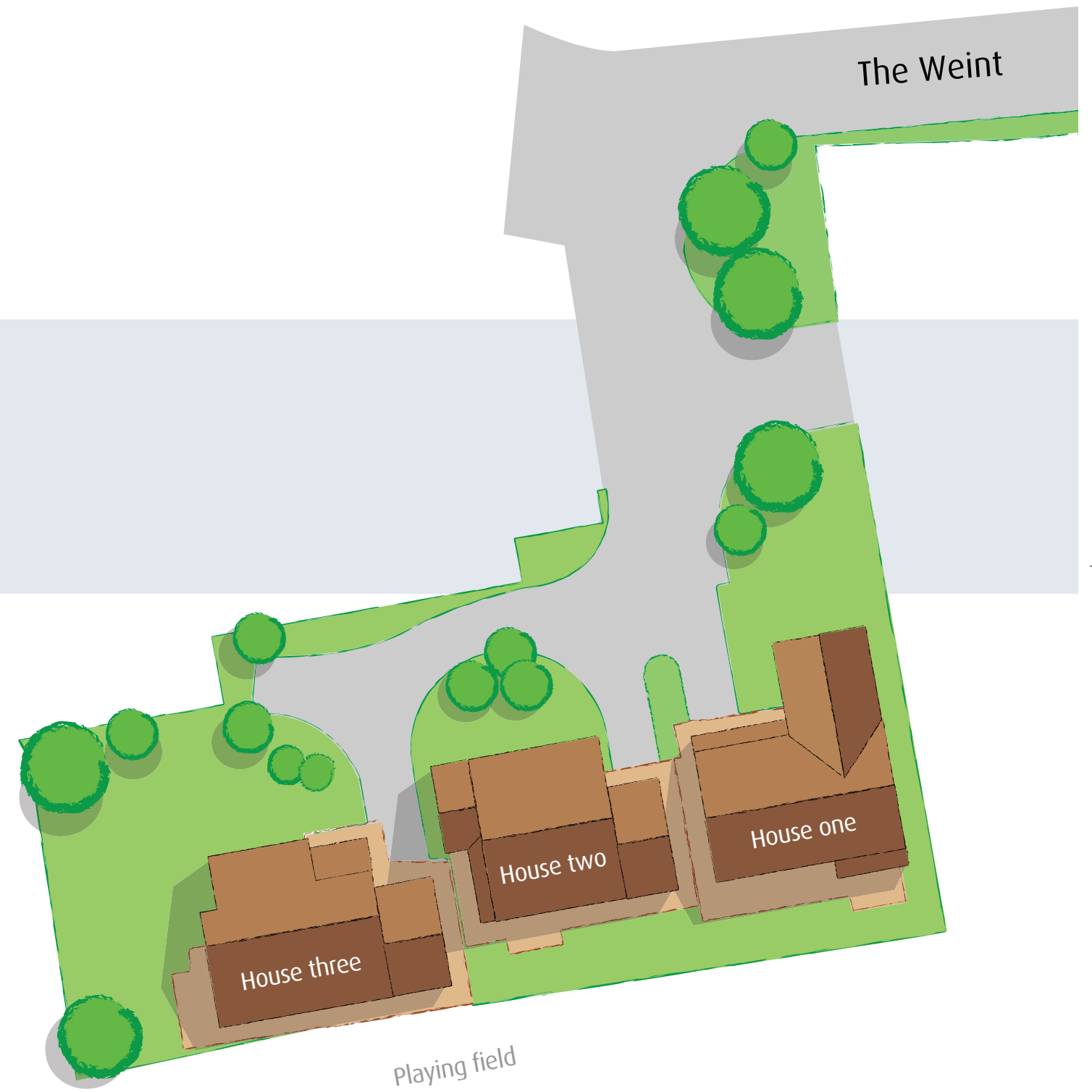


Unlike bigger developments that offer 'standard' layout schemes, every property at The 3 Swans is a true original, uniquely designed to offer accommodation that suits you personally.

The properties offer a choice of interiors, whether you prefer an open plan kitchen and dining area that's sure to become the heart of the home, or more individually defined areas for relaxing, dining and cooking.

Upstairs, three or four bedrooms, a bathroom and a separate shower room offer ample space for growing families, while on the second floor a further bedroom and shower room provides the ideal guest accommodation or perfect teenage hideaway.

Each property benefits from landscaped front lawns and driveways to the integral garage. From the rear gardens, you can enjoy uninterrupted views over the green expanse of playing fields.



Luxurious specifications for modern living

- High energy efficient heating system
- Alarm
- Remote controlled opening garage door
- Rear security light and outside tap
- Abundance of double power sockets are located in each room.
- Lighting comprises an assortment of downlights, centre & wall lights.
- Main bathroom and en-suites
- feature electric shaver points.
- BT & TV & points fitted to lounge & dining rooms together with master bedroom, each linked to central point to enable satellite utilisation throughout.
- Granite worktops in kitchen
- Tiled floors in kitchen & bathrooms
- Appliances to be Miele or DeDietrich
- Sanitary ware to be sottini or Roca

Subject to build stage there will be a choice of kitchens/appliances/tiles & sanitary ware



