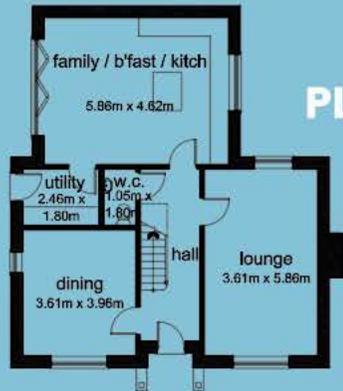




An exclusive development of three 4 bedroom family homes set in the beautiful open countryside of the Lancashire Plain

Pear Tree Gardens

BRIAR HOMES 
BESPOKE PROPERTY DEVELOPERS

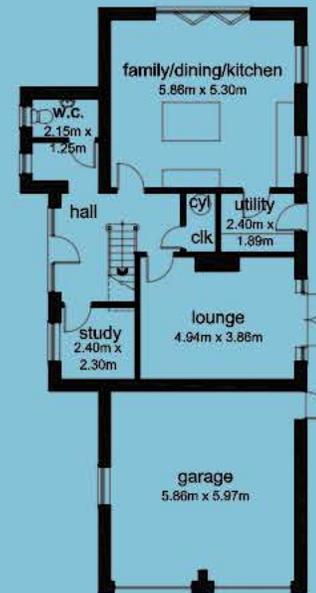


PLOT 1



GROUND FLOOR PLAN

FIRST FLOOR PLAN



PLOT 3

GROUND FLOOR PLAN



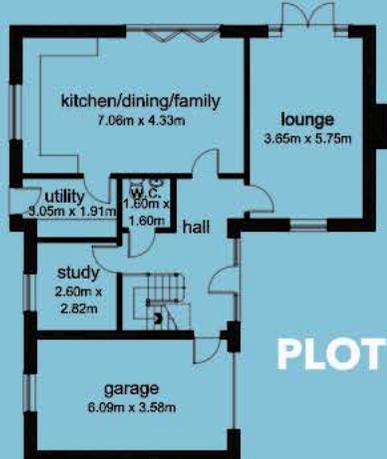
FIRST FLOOR PLAN

FLOOR PLANS

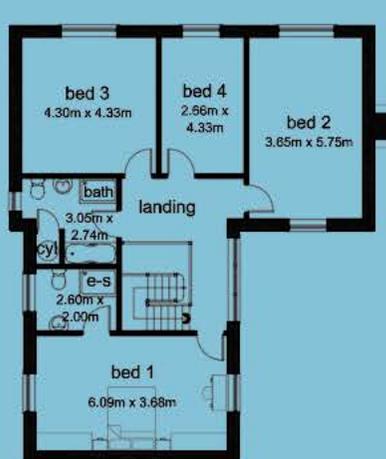


Pear Tree Gardens is a small development of just three luxury 4-Bedroom spacious detached homes set amongst the open fields of the West Lancashire Plain.

The houses, each offering a different family-friendly layout, are specified to a very high standard and include:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 2

- Traditional brick construction with slate roof
- High quality fixtures and fittings throughout
- Large plots with generous turfed gardens and a garage
- Large family kitchen with choice of integrated appliances
- Indian Stone pathways to all garden paths and patio
- Wood burning stove to the lounge
- Option for equestrian facilities with 5 Acres and ménage

Please note that the specification and room sizes shown in this brochure may be subject to change.

SPECIFICATION HIGHLIGHTS

EXTERNAL

- 10 Year Structural Warranty
- UPVC double glazed windows with planitherm coating
- External composite doors with multi-point locking system
- Composite external garage door
- Black UPVC fascias, gutters and rainwater pipes
- Turfed front and rear gardens with Indian Stone pathways and patio

KITCHEN

- Fitted kitchen with an extensive choice of acrylic doors with soft close drawers
- Choice of Granite worktops and up-stands
- Franke stainless steel bowl and choice of taps
- Quality integrated appliances to include: oven, hob, extractor, fridge / freezer and dishwasher
- Recessed LED spot lights and under cabinet lighting
- Utility room with Franke stainless bowl and plumbing for washer & dryer

Detailed property specification is available on request

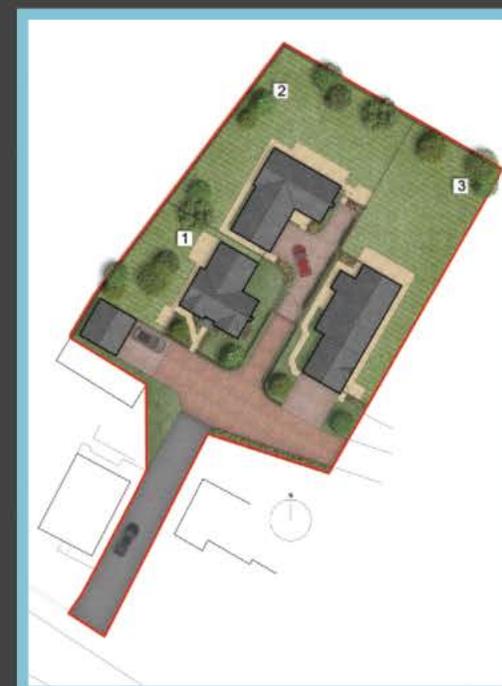
INTERNAL

- Gas central heating with A-Rated boiler and thermostatic controlled radiators
- Zoned intruder alarm system and mains wired smoke and heat detectors
- Wood burning stove to the lounge
- Sky Q Satellite system (subscription and internal equipment not supplied)
- Oak effect internal doors with satin chrome door furniture

FAMILY BATHROOM

- Contemporary white suite with free-standing bath, toilet, basin and stylish taps
- Lowline shower with sliding glass screen and exposed mixer taps
- Chrome heated towel rail
- Choice of porcelain and ceramic wall tiles
- Recessed LED spot lights

SITE PLAN



CONTACT

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About Us

Briar Homes has over 20 years experience in the house building and construction industry. Every home we build is tailor made with you in mind. We understand the needs of our customers and as such, we accommodate your ideas and preferences into the homes we build for you.

At Briar Homes, we offer a bespoke service so that we can provide you with the latest in appearance, layout and style. We can work with you to provide your modern designer kitchen and stylish bathroom. You can choose your appliances, decor and floor finishes which in turn make our houses into your dream home.



Raising Standards. Protecting Homeowners

Location

Set in the open farmland of the Lancashire Plain, Lathom is one of the oldest villages in Lancashire. Dating back to 1086, the village for many centuries was an important and wealthy manor. It is situated 3 miles northeast of the market town of Ormskirk and 1 mile to the village of Burscough which has 5 Primary Schools and a Secondary School. There you will also find a library and a wide range of independent shops and both Booths and Tesco supermarkets. There are also numerous bars, restaurants and country pubs within the area and its surroundings.

Pear Tree Gardens has convenient access to the motorway network with the M6 being just a 10 minute drive away. Burscough Junction Station is less than 1.5 miles away and provides regular rail links to Liverpool, Manchester, Southport, Wigan, Preston and beyond.

