



**PLOT 3**  
**THE GARSTANG**  
**MANOR CROFT**  
**BARTON, PRESTON, PR3 5FY**



**5 Bedroom Detached Family Home**

-  An Exclusive New Development of 6 Family Homes, Set in the Sought-After Village of Barton
-  Good Access to Preston, Blackpool, Lancaster & Surrounding Areas
-  Excellent Quality Homes Constructed to Very High Standards & Specifications



**CONTACT US:**

# PLOT 3

## THE GARSTANG

# MANOR CROFT

BARTON, PRESTON, PR3 5FY



**GROUND FLOOR**

**FIRST FLOOR**



## PROPERTY FEATURES

### KITCHENS

- Choice of colour and style of units
- Choice of worktops and upstands
- Quartz worktops as standard
- Contemporary sink
- Induction hob and oven
- Fridge-freezer
- Dishwasher
- Choice of floor tiles (dependent on stage of build)

### UTILITY ROOM

- Space and plumbing for freestanding washing machine
- Sink and drainer
- Choice of worktop and upstand to match kitchen, base and wall units

### FAMILY BATHROOM

- Contemporary white bathroom suite
- Thermostatic shower
- Mixer taps to bath and basin
- Chrome heated towel rail
- Vanity unit
- LED spotlights
- Choice of wall tiles and floor tiles (dependent on stage of build)

### EN-SUITES

- Contemporary white bathroom suite with mixer taps to basin
- Thermostatic shower
- Shower enclosure
- Chrome heated towel rail
- Vanity unit
- LED spotlights
- Choice of wall tiles and floor tiles (dependent on stage of build)

### DOWNSTAIRS W.C.

- Contemporary white suite
- Mixer taps to basin
- LED spotlights
- Choice of floor tiles (dependent on stage of build)

### EXTERNAL FEATURES

- 10 year warranty
- Turfed/seeded rear gardens/garden paths and patio area
- Closed board garden fencing
- Light at the front and rear
- Outside electricity power sockets
- Electricity to garage
- Solar Panels
- Electric Car Charger

### INTERNAL FEATURES

- Pressurised system and tank
- TV aerial sockets in the lounge, kitchen and bedrooms
- Cat 6 data network to house
- Choice of carpets provided at a discounted price
- Polished switches and white sockets throughout
- Intruder alarm
- Double glazed windows
- Powder coated aluminium bi-fold doors
- Mains wired smoke and heat detectors
- Quality internal doors
- Black bannisters and white softwood spindles

