

Eccleston
Grange



2, 3, 4 and 5 bedroom homes in

Eccleston, St Helens

JONES
HOMES



Eccleston, St Helens

Eccleston Grange is a prestigious development of contemporary mews and detached homes in Eccleston, one of St Helens' most sought after residential areas.

With a stylish, contemporary specification and designed with modern living in mind, Eccleston Grange offers a wide choice of spacious family homes.

Eccleston itself is convenient for a number of local specialist shops together with two small supermarkets, hairdressers, a chemist, restaurants, bars and pubs. Further afield, St Helens and Liverpool offer a wider variety of leisure opportunities and high street stores.

Nearby, Eccleston Mere offers excellent sailing and fishing facilities and three dams, including Mill Dam, are also popular destinations for anglers. For walkers a number of public footpaths through local countryside include Green Lane and Sadlers Lane.

Within the Metropolitan Borough of St Helens, there is a host of exciting attractions for residents to enjoy. Sports enthusiasts can enjoy year-round horseracing at Haydock Park and action-packed Super League Rugby at The Saints' new state-of-the-art stadium in the centre of St Helens.

Situated in the heart of Mersey Forest, England's largest community woodland, St Helens has an abundance of scenic, tranquil countryside, trails,

walks and waterways just waiting to be discovered. For lovers of the great outdoors, there are several parks to explore, including Sherdley Park which boasts over 700 acres of beautiful natural parkland, open woodland, formal gardens and a children's play area.

Educational facilities are available for all, including several primary, secondary schools and sixth form colleges. Locally, Eccleston Mere Primary School is one of the most highly rated within the Borough.

The town is served by a number of railway stations including St Helens Central and Eccleston Park, and there are frequent bus services to St Helens and Liverpool.

With easy access to the M6 and M62 motorways, commuters can reach Liverpool, Preston and Manchester within 45 minutes. Tourist spots like the Peak District, Yorkshire Dales, Lake District and North Wales are all about one hour away, and for overseas travellers both Liverpool John Lennon Airport and Manchester International Airport are within easy reach.

Those seeking contemporary family accommodation in a delightful neighbourhood, with easy access to all the usual facilities, need look no further than Eccleston Grange.



Eccleston Grange

ST. HELENS



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Eccleston Grange

Each Jones home at Eccleston Grange has been designed to a high specification throughout and perfected down to the very last detail

Interior

- ▶ Gas central heating with energy efficient boiler
- ▶ Energy saving insulation to cavity walls and roof space
- ▶ Thermostatic radiator valves (*where applicable*)
- ▶ Wood veneer internal doors with satin finish ironmongery
- ▶ TV and BT points



Kitchen

- ▶ Contemporary kitchen design with co-ordinating units and worktops
- ▶ Quality ceramic wall tiles to complement the kitchen style
- ▶ Built in electric oven with stainless steel gas hob and chimney style hood
- ▶ Contemporary delta worktop lighting

Bathroom

- ▶ Modern white sanitary ware with chrome fittings
- ▶ Thermostatic shower to bathroom and en-suites (*where applicable*)
- ▶ Quality ceramic wall tiles



External & General

- ▶ Code for Sustainable Homes Level 3 compliant
- ▶ Turf to front and rear gardens (*where appropriate*)
- ▶ Boundary fencing as plan
- ▶ NHBC 10 year guarantee

**JONES
HOMES**



The Daresbury

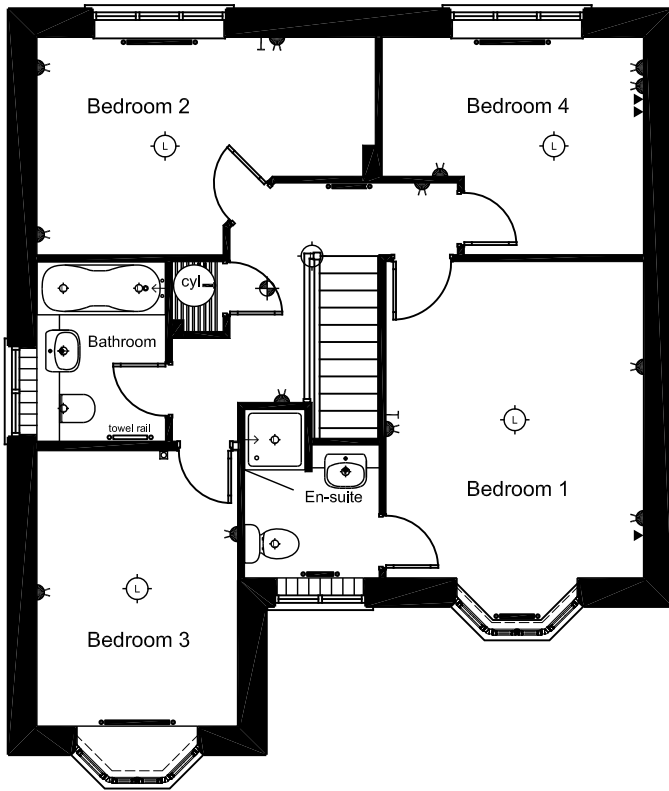
Four Bedroom Detached Home with Integral Garage



Computer generated image for illustrative purposes only. Please see the Sales Advisor for plot specific detail.



The Daresbury

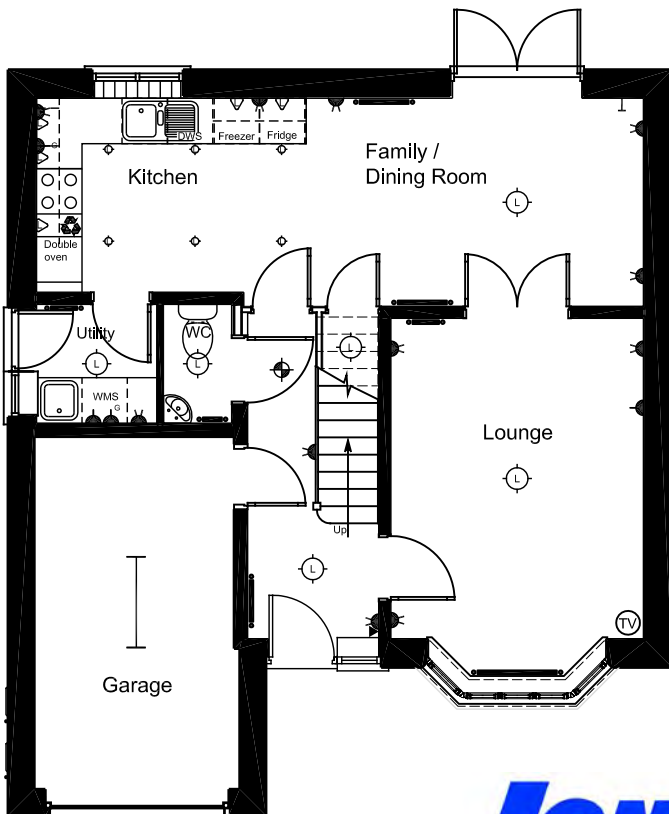


FIRST FLOOR Floor to ceiling 7'8" (2.348m)

Bedroom 1	13'9" (plus bay) x 11' 2" 4.181m (plus bay) x 3.407m
Bedroom 2	14'8"* x 9'5"* 4.475m* x 2.875m*
Bedroom 3	11'11" x 8'9" 3.638m x 2.655m
Bedroom 4	11'4"* x 9'5"* 3.457m* x 2.873m*

* Denotes maximum dimension

FIRST FLOOR PLAN

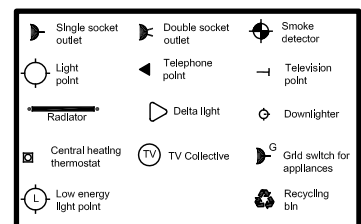


GROUND FLOOR Floor to ceiling 7'10" (2.385m)

Living Room	13'11" (plus bay) x 10'11" 4.237m (plus bay) x 3.340m
Kitchen / Family / Dining Room	26'4" x 9'0"* 8.025m x 2.750m*

* Denotes maximum dimension

GROUND FLOOR PLAN



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The Bedworth

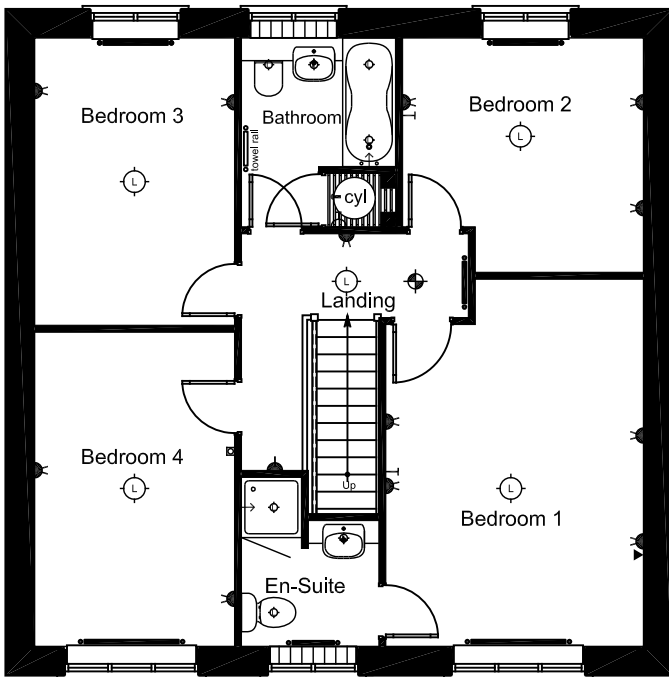
Four Bedroom Detached Home with Integral Garage



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The Bedworth

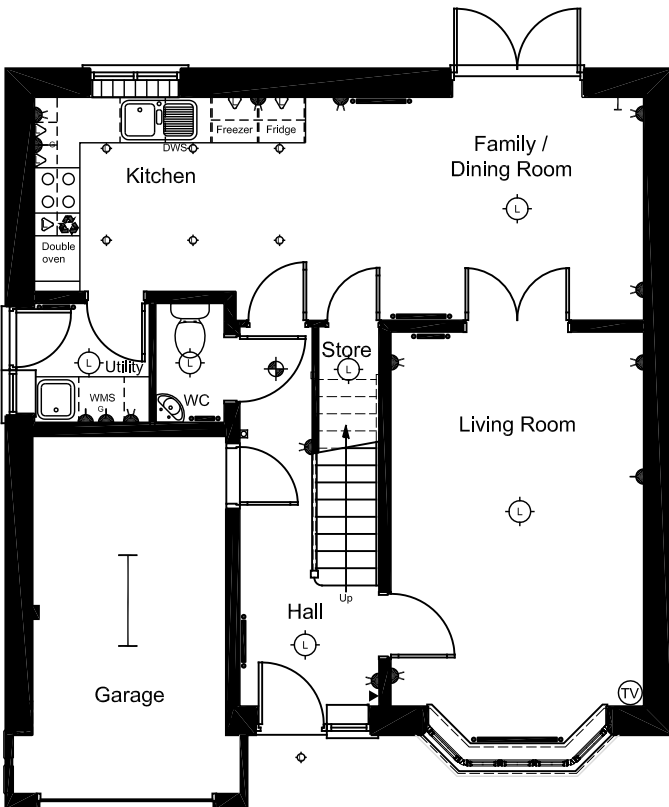


FIRST FLOOR Floor to ceiling 7'8" (2,348m)

Bedroom 1	15'11" x 11' 2"*	4.857m* x 3.407m*
Bedroom 2	10'2" x 10'5"*	3.097m* x 3.186m*
Bedroom 3	12'6" x 8'8"	3.799m x 2.642m
Bedroom 4	13'8" x 8'8"	4.155m x 2.642m

* Denotes maximum dimension

FIRST FLOOR PLAN

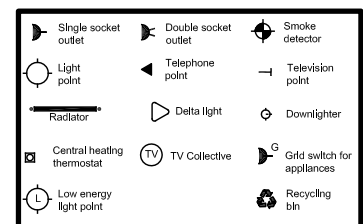


GROUND FLOOR Floor to ceiling 7'10" (2,385m)

Living Room	16'3" (plus bay) x 10'11"	4.943m (plus bay) x 3,340m
Kitchen / Family / Dining Room	26'5" x 9'8"*	8.053m x 2.944m*

* Denotes maximum dimension

GROUND FLOOR PLAN



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The Wellington

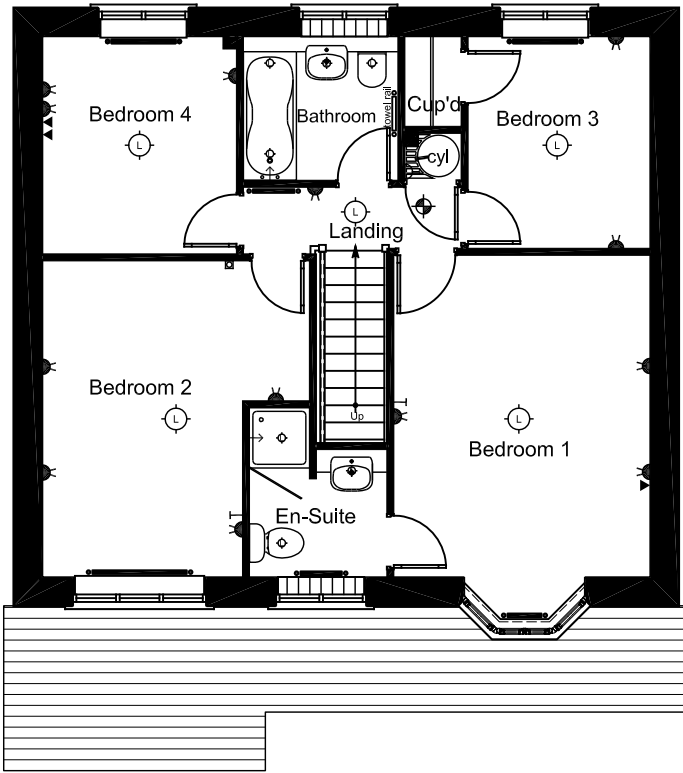
Four Bedroom Detached Home with Integral Garage



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The Wellington

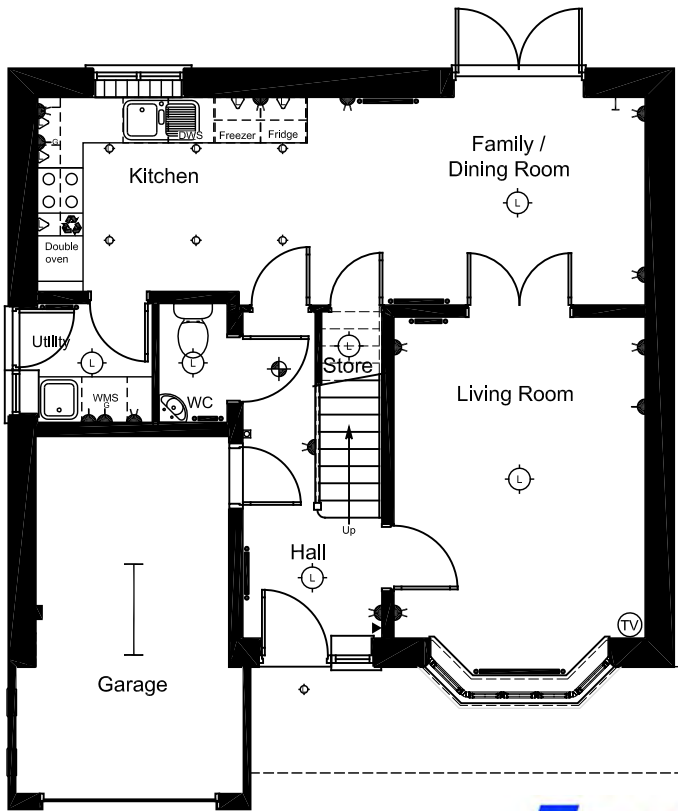


FIRST FLOOR PLAN

FIRST FLOOR Floor to ceiling 7'8" (2.348m)

Bedroom 1	13'11" (plus bay) x 11' 1" 4.254m (plus bay) x 3.387m
Bedroom 2	13'9"* x 11'7"* 4.181m* x 3.528m*
Bedroom 3	9'2" x 7'11" 2.800m x 2.406m
Bedroom 4	9'5" x 8'5" 2.873m x 2.563m

* Denotes maximum dimension

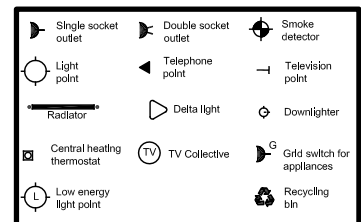


GROUND FLOOR PLAN

GROUND FLOOR Floor to ceiling 7'10" (2.385m)

Living Room	13'11" (plus bay) x 10'11" 4.243m (plus bay) x 3.320m
Kitchen / Family / Dining Room	26'4" x 9'0"* 8.033m x 2.744m*

* Denotes maximum dimension



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The Harwood

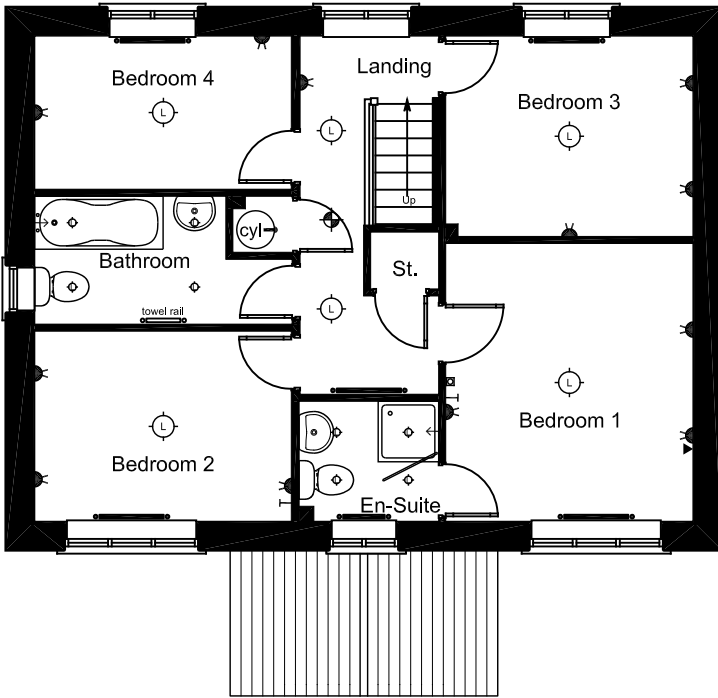
Four Bedroom Detached Home with Garage



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The Harwood

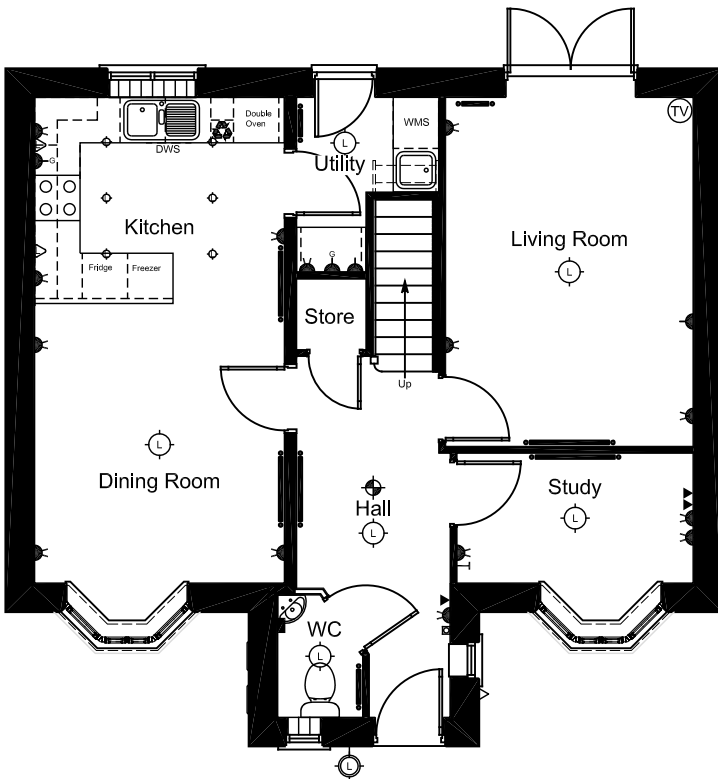


FIRST FLOOR Floor to ceiling 7'8" (2.348m)

Bedroom 1	12' 1" x 10'9" 3.676m x 3.289m
Bedroom 2	11'2" x 8'3" 3.406m x 2.517m
Bedroom 3	10'9" x 8'8" 3.289m x 2.653m
Bedroom 4	11'2" x 6'8" 3.394m x 2.027m

* Denotes maximum dimension

FIRST FLOOR PLAN

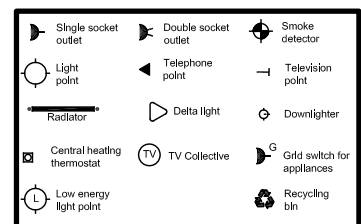


GROUND FLOOR Floor to ceiling 7'10" (2.385m)

Living Room	15'2" x 10'9" 4.613m x 3.274m
Kitchen / Dining	21'1" (plus bay) x 10'10" 6.422m* (plus bay) x 3.304m
Study	10'3" x 5'8" (plus bay) 3.115 x 1.716 (plus bay)

* Denotes maximum dimension

GROUND FLOOR PLAN



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The Lansdowne

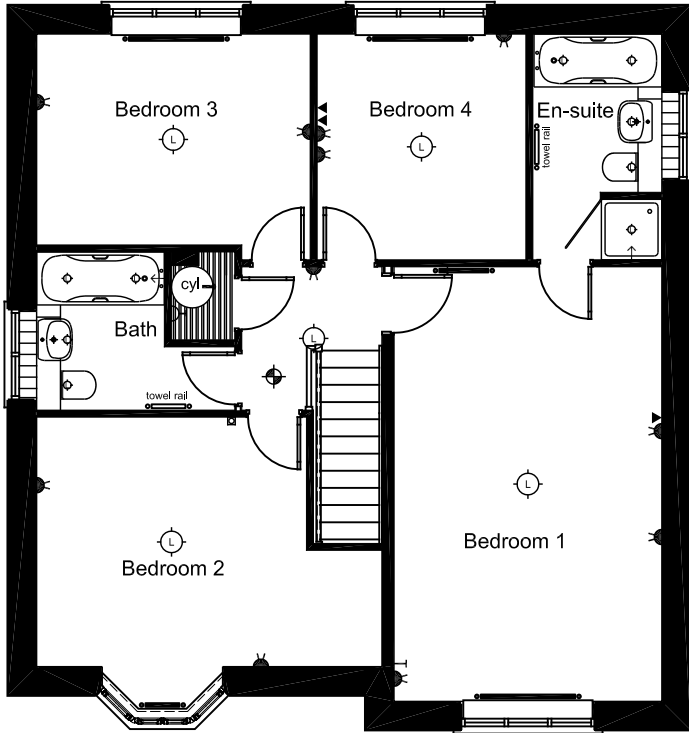
Four Bedroom Detached Home with Double Garage



Computer generated image for illustrative purposes only. Please see the Sales Advisor for plot specific detail.



The Lansdowne

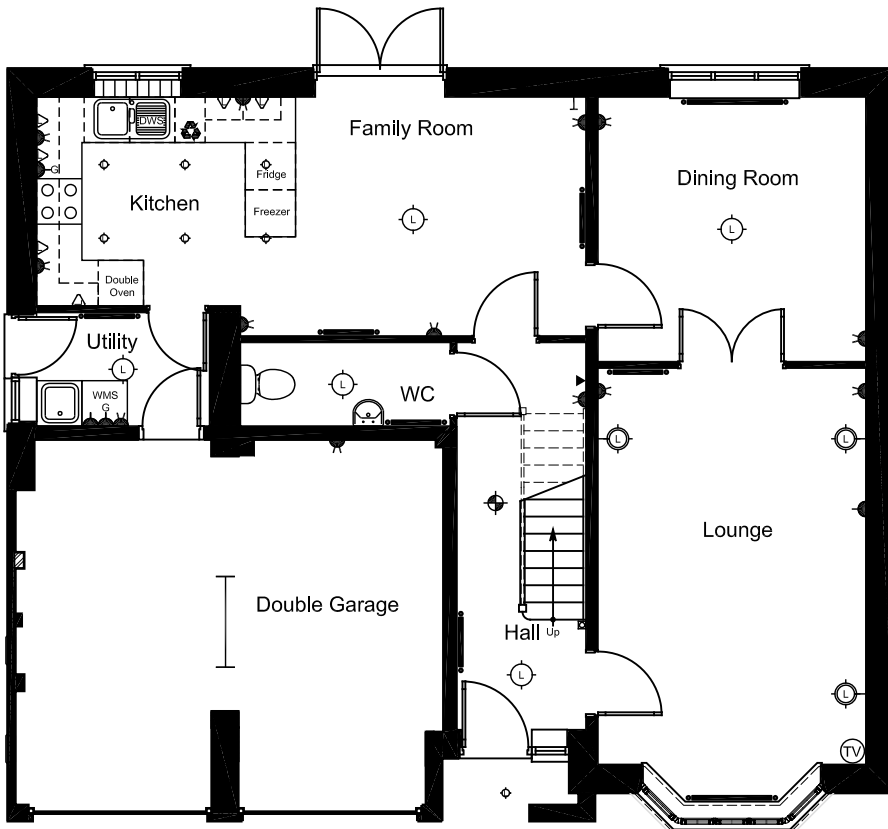


FIRST FLOOR PLAN

FIRST FLOOR Floor to ceiling 7'8" (2.348m)

Bedroom 1	18' 10" x 11'7" 5.745m x 3.541m
Bedroom 2	15'0"* x 10'10" (Plus Bay) 4.567m* x 3.300m
Bedroom 3	11'10" x 9'10"* 3.617m x 2.985m*
Bedroom 4	9'10" x 9'1" 2.985m x 2.760m

* Denotes maximum dimension

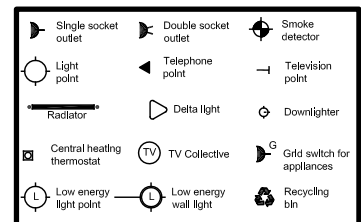


GROUND FLOOR PLAN

GROUND FLOOR Floor to ceiling 7'10" (2.385m)

Lounge	17'2" (plus bay) x 11'7" 5.236m (plus bay) x 3.541m*
Dining Room	11'7" x 11'6" 3.541m x 3.494m
Kitchen / Family	23'10" x 10'4"* 7.264m x 3.156m*
Garage	18'7"* x 15'10"* 5.661m* x 4.831m*

* Denotes maximum dimension



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The Sherwell

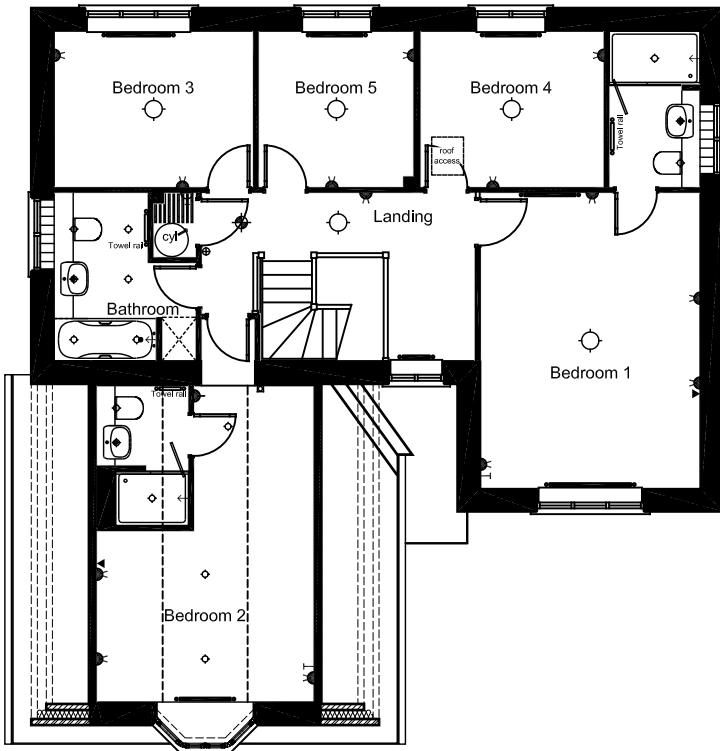
Five Bedroom Detached Home with Double Garage



Computer generated image for illustrative purposes only. Please see the Sales Advisor for plot specific details.



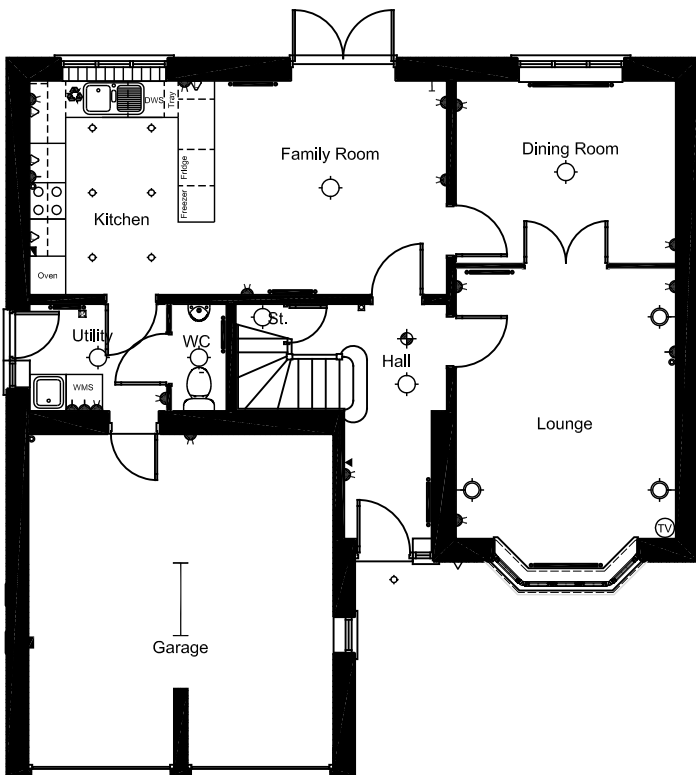
The Sherwell



FIRST FLOOR Floor to ceiling 7'8" (2.348m)

Bedroom 1	16'0" x 11'11" 4.888m x 3.627m
Bedroom 2	17'2"* x 11'9"* 5.231m* x 3.584m* (Bedroom 2 Floor to ceiling 8'2" (2.498m))
Bedroom 3	10'9" x 8'6" 3.286m x 2.579m
Bedroom 4	9'11" x 8'6" 3.028m x 2.579m
Bedroom 5	8'6" x 8'5" 2.579m x 2.557m

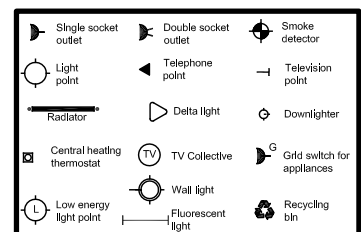
* Denotes maximum dimension



GROUND FLOOR Floor to ceiling 7'10" (2.385m)

Lounge	14'8" (plus bay) x 11'11" 4.462m (plus bay) x 3.627m
Kitchen	11'7" x 10'0" 3.530m* x 3.052m
Family Room	12'7" x 11'7" 3.835m x 3.530m
Dining Room	11'11" x 9'10" 3.627m x 3.005m
Conservatory	11'2" x 10'8" 3.410m x 3.240m

* Denotes maximum dimension



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The Brunswick

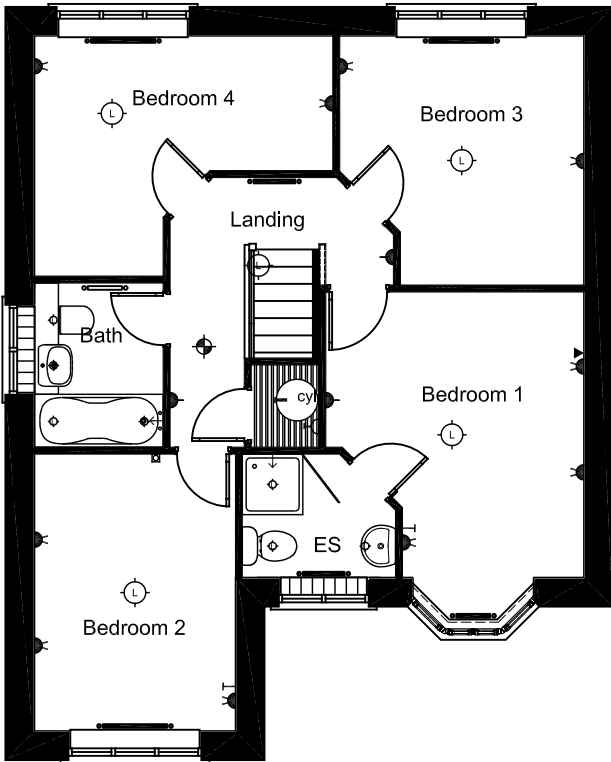
Four Bedroom Detached Home with Integral Garage



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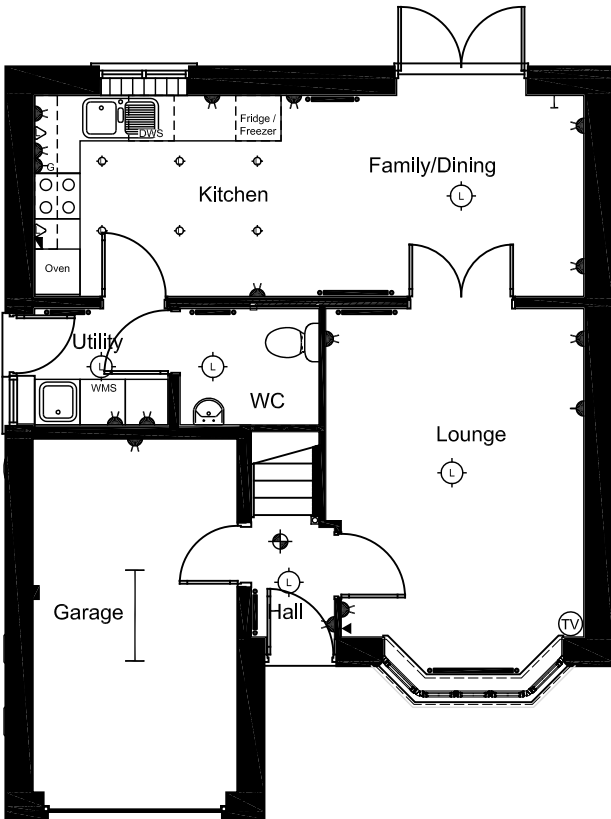
The Brunswick



FIRST FLOOR Floor to ceiling 7'8" (2.348m)

Bedroom 1	12'4"* (plus bay) x 11' 2"* 3.762m* (plus bay) x 3.412m*
Bedroom 2	12'0" x 8'9" 3.659m x 2.655m
Bedroom 3	10'10"* x 10'7"* 3.292m* x 3.227m*
Bedroom 4	12'11"* x 10'5"* 3.943m* x 3.174m*

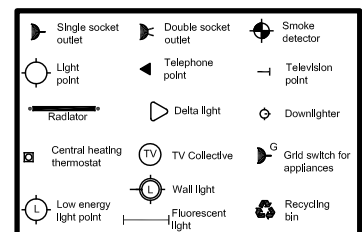
* Denotes maximum dimension



GROUND FLOOR Floor to ceiling 7'10" (2.385m)

Lounge	14'3" (plus bay) x 11'2"* 4.343m (plus bay) x 3.412m*
Kitchen / Family / Dining Room	23'10" x 8'9" 7.263m x 2.657m

* Denotes maximum dimension



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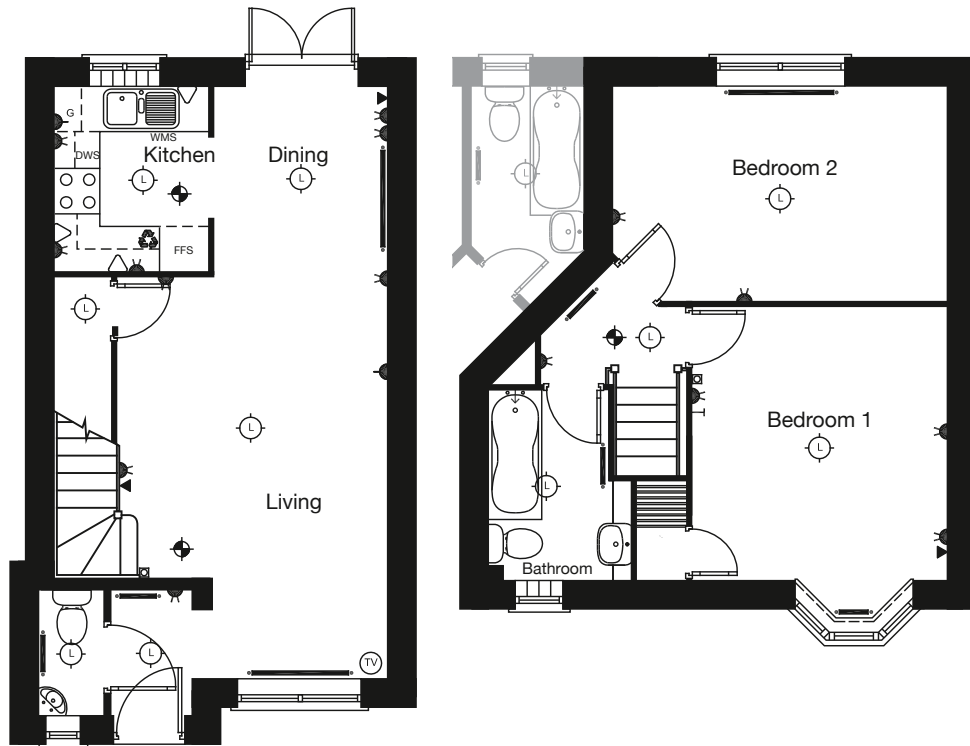
2 & 3 bedroom homes



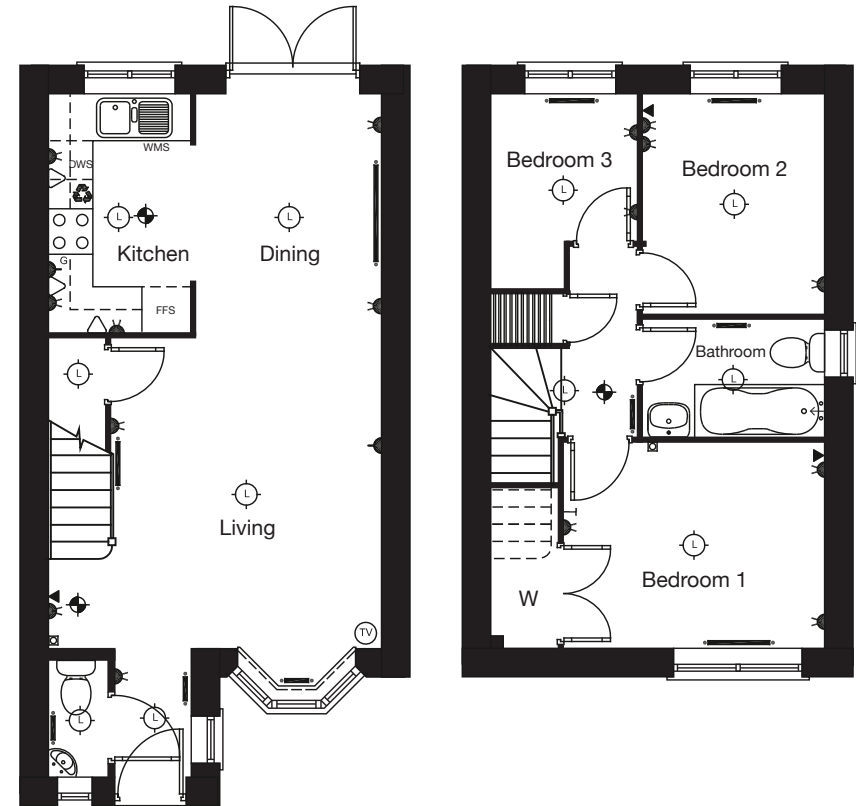
Typical Jones Homes mews style homes. Please see street scene for plot specific details



The Cranford



The Langley



The Cranford

Ground Floor

Living	5.29m x 3.56m*	17'4" x 11'8"
Kitchen	2.44m x 2.06m	8'0" x 6'9"
Dining	2.53m x 2.25m	8'4" x 7'4"

First Floor

Bedroom 1	3.58m† x 3.35m	11'9"† x 11'0"
Bedroom 2	4.40m x 2.83m	14'5" x 9'4"

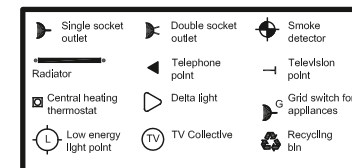
The Langley

Ground Floor

Living	4.08m† x 3.56m	13'5"† x 11'8"
Kitchen	3.14m x 1.88m	10'4" x 6'2"
Dining	3.23m x 2.43m	10'7" x 8'0"

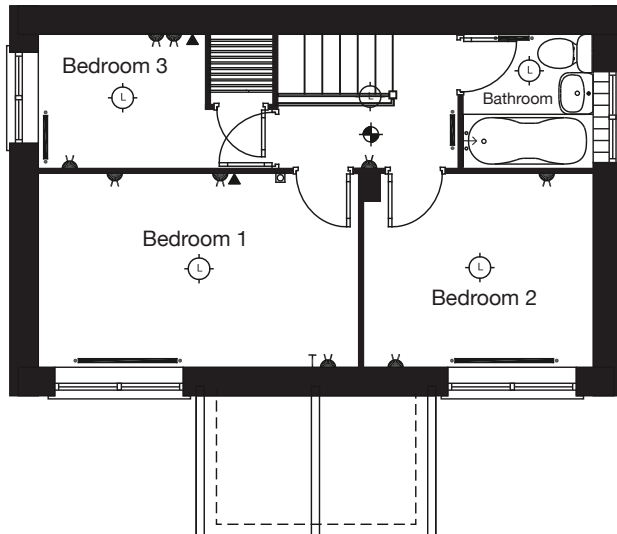
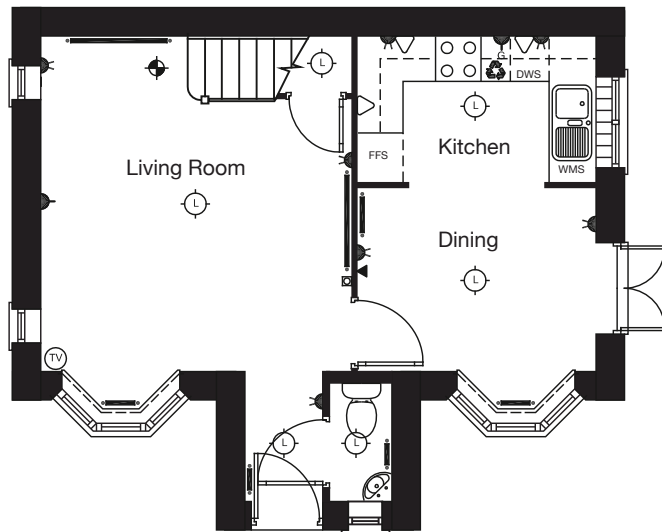
First Floor

Bedroom 1	3.42m x 2.70m	11'3" x 8'10"
Bedroom 2	2.89m x 2.38m	9'6" x 7'10"
Bedroom 3	2.54m x 1.93m	8'4" x 6'4"

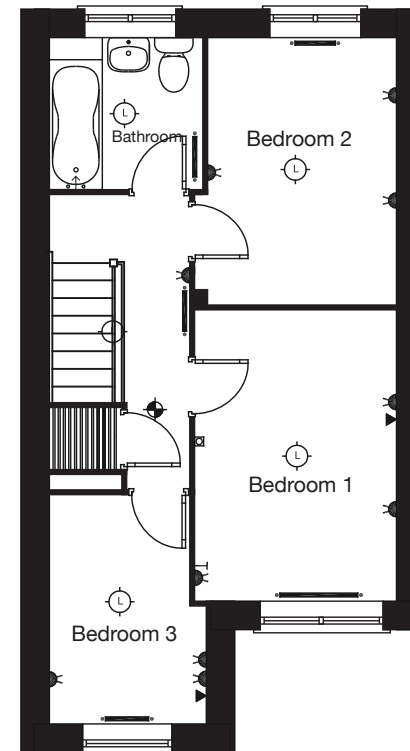
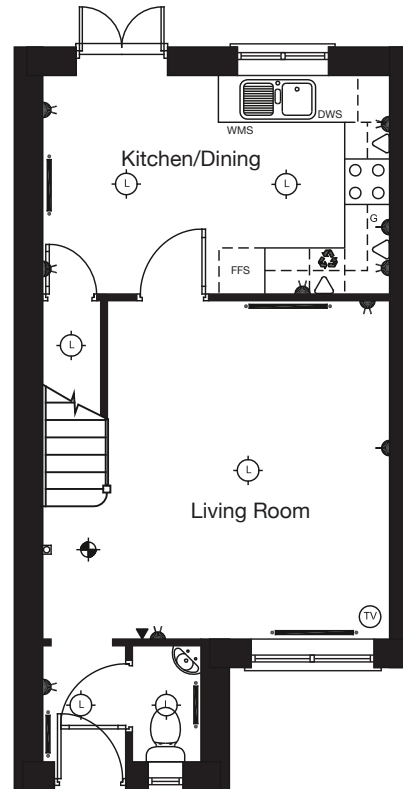


* Maximum dimensions
† Plus bay

The Thornton



The Birch



The Thornton

Ground Floor

Living Room	4.45m [†] x 4.08m	14'7" [†] x 13'5"
Kitchen	3.14m x 1.93m	10'4" x 6'4"
Dining	3.14m x 2.43m [†]	10'4" x 8'0" [†]

First Floor

Bedroom 1	4.21m x 2.55m	13'10" x 8'4"
Bedroom 2	3.01m x 2.55m	9'10" x 8'4"
Bedroom 3	3.08m [†] x 1.81m	10'1" x 5'11"

The Birch

Ground Floor

Living Room	4.59m [†] x 4.47m	15'1" x 14'8"
Kitchen/Dining	4.59m x 2.87m	15'1" x 9'5"

First Floor

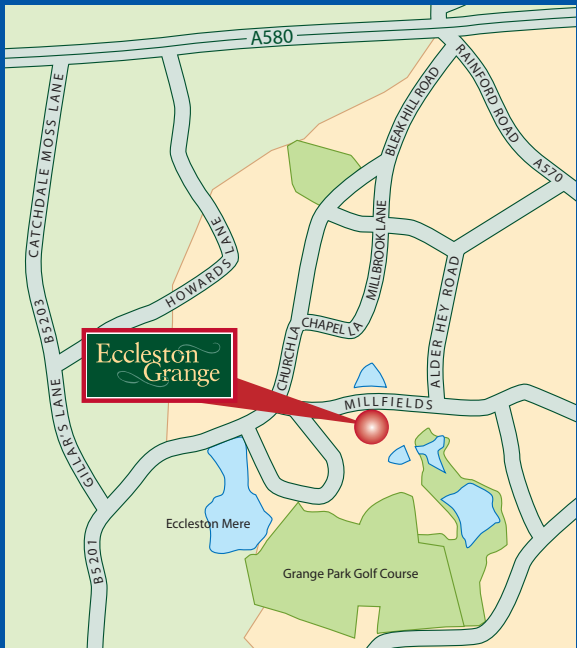
Bedroom 1	3.83m x 2.65m	12'7" x 8'8"
Bedroom 2	3.52m x 2.65m [†]	11'7" x 8'8"
Bedroom 3	3.02m x 2.09m [†]	9'11" x 6'10"



Millfields, Eccleston

ST HELENS

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