

Onward living

Elston Park

Bringing happiness home

Welcome to Elston Park

A STUNNING RANGE OF 2 AND 3-BEDROOM HOMES FOR SHARED OWNERSHIP ON THE HIGHLY DESIRABLE ELSTON PARK DEVELOPMENT IN GRIMSARGH, NEAR PRESTON, BUILT TO A SUPERB STANDARD BY STORY HOMES.



Set in a beautiful village location, the homes at Elston Park offer all the comforts you'd expect from a brand-new property and are all finished to a premium specification.

With picturesque countryside on your doorstep and the vibrant city of Preston just five miles away, this development offers the perfect mix of rural living and modern convenience.

What's more, with easy access to the M6 motorway, plus Preston train station nearby, Elston Park really does have it all.



THE LOCATION

Elston Park sits in the tranquil village of Grimsargh, tucked away on the outskirts of Preston.

With the stunning countryside of the Trough of Bowland and Ribble Valley on your doorstep, and the hustle and bustle of Preston city centre just a few miles away, residents at Elston Park really can enjoy the best of both worlds.

Grimsargh village itself has everything you need, including a post office, medical practice and pharmacy. There are plenty of places to enjoy an evening out, such as the White Bull pub, The Plough Grimsargh, and Franco's Italian restaurant, all just a short walk from the development.

Further afield, the market towns of Longridge and Clitheroe are just a short drive away, while Preston has all your favourite high street stores, not to mention a fantastic array of restaurants and cafes, boutique shops, gyms and a cinema.

For commuters, Elston Park offers excellent transport links with easy access to the M6 motorway. There's also a regular bus service that runs through Grimsargh to Preston city centre bus station – perfect for those who work in the city. Preston train station is also just six miles away with services to Blackpool and Manchester, as well as direct connections to Edinburgh and London Euston stations.

Families are well catered for in the area with a range of highly-regarded schools covering infant through to higher education, including Grimsargh Pre-school, Grimsargh St Michael's C of E Primary School which has an 'Outstanding' OFSTED rating, and St. Cecilias RC High School in nearby Longridge.



For a fantastic day out, you can't beat a trip to Brockholes, located just a short drive away off the M6, where you can explore the 250-acre nature reserve and iconic floating village.

So, whatever you're looking for in a place to call home, you're sure to find it at Elston Park.

The Hawthorn



Disclaimer:

*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.



2-bedroom home

The front door opens on to a spacious lounge, which leads through to the kitchen diner at the rear of the property. The ground floor also has a convenient WC.

Off the lounge is the staircase to the first floor. Upstairs, the master bedroom overlooks the back garden, with a generously-sized second bedroom at the front of the house. A modern contemporary bathroom sits between the two.

OVERALL FLOOR AREA

64.78m²

GROUND FLOOR DIMENSIONS

Lounge – 3.62m* x 4.30m*

Kitchen/Dining – 3.62m x 3.06m

WC – 1.52m x 1.47m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 3.62m* x 3.07m*

Bedroom 2 – 3.62m* x 2.61m*

Bathroom – 2.44m x 1.73m

*Maximum room dimensions.

The Rowan



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3-bedroom home

An attractive home with a good-sized lounge at the front, leading off to a downstairs WC and kitchen diner, which overlooks the rear garden.

On the first floor, the family bathroom and one of the well-proportioned bedrooms sit at the back of the house. Off the landing is a built-in store cupboard with the other two bedrooms at the front.

OVERALL FLOOR AREA

83.86m²

GROUND FLOOR DIMENSIONS

Lounge – 4.48m* x 4.94m*

Kitchen – 3.91m x 3.73m

WC – 1.14m x 1.63m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 4.22m x 2.70m

Bedroom 2 – 4.22m x 2.70m

Bedroom 3 – 2.93m x 2.18m

Bathroom – 1.93m x 2.18m

*Maximum room dimensions

PICK YOUR PLOT



ROWAN



HAWTHORN

*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



SPECIFICATION

Kitchen

- Fully-fitted contemporary kitchen – Avon range by Roundel
- Glass splashback
- Stainless steel unisink bowl and drainer
- Chrome plated single lever tap
- Recessed lighting
- Integrated fridge freezer
- Polysafe Wood FX flooring
- Chrome built-in electric single oven
- Chrome four-ring gas hob
- Chrome chimney extractor hood



What's more, all homes are covered by a 10-year NHBC building warranty.

Bathroom

- Armitage Shanks contemporary sanitaryware – Sandringham 21 range
- Porcelanosa ceramic wall tiles
- Chrome heated towel rail
- Over-bath shower with shower screen
- Polysafe Wood FX flooring
- Fixed wall mirror
- Recessed lighting



*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Electrics

- TV points to living space only
- Telephone points to living space
- Mains-operated smoke detectors with battery back-up
- Valliant combination boiler

External

- Turfed front & rear garden
- Fencing to rear garden
- Paved pathway
- Tarmac drive



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



ABOUT SHARED OWNERSHIP

Shared Ownership is another way to buy your own home. You buy a percentage (between 25% and 75%), and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0151 708 2421 or email sales@onward.co.uk



Elston Park

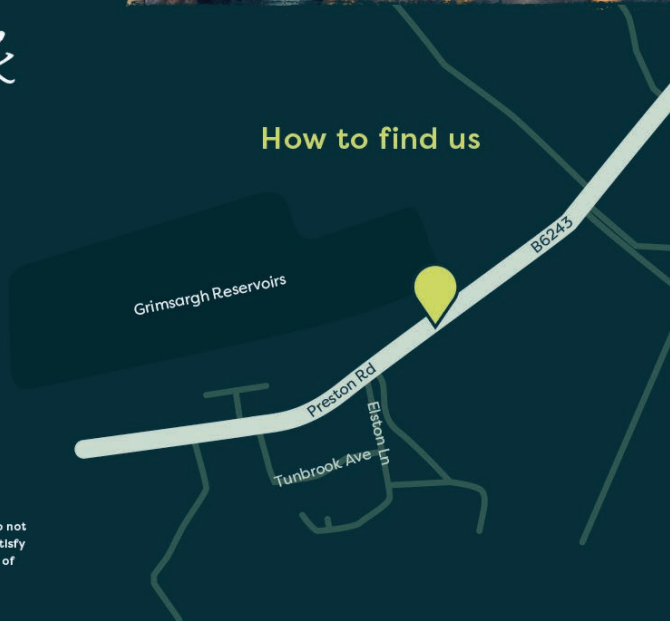
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How to find us



*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.