



# Onward

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living

*Egerton Rise*

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Bringing happiness home



# Welcome to Egerton Rise

EGERTON RISE IS A DISTINCTIVE COLLECTION OF NEW-BUILD THREE-BEDROOM HOMES, EXCLUSIVELY AVAILABLE FOR SHARED OWNERSHIP.



Offering a wealth of curb appeal as well as wonderfully versatile spaces, these striking three-storey homes have been designed with modern lifestyles in mind, with each one offering contemporary fully-fitted kitchens, modern bathrooms, a dedicated study/office space, and off-street parking.

Conveniently situated just a few hundred yards from New Brighton promenade, residents at Egerton Rise will have everything they need right on their doorstep, including bars and restaurants, supermarkets, a choice of parks and, of course, miles of stunning sandy beaches and scenic Wirral coastline.

What's more, with excellent transport links and a number of highly regarded schools nearby, Egerton Rise is sure to appeal to a wide range of home-hunters, from first-time buyers to growing families.



## THE PERFECT PLACE TO CALL HOME

Egerton Rise is located in the popular seaside town of New Brighton, just a short walk from Tower Promenade with its stunning views across to Liverpool.

This exciting new development sits in the heart of New Brighton's flourishing Victoria Quarter, a vibrant hub of quirky independent bars, restaurants and shops set back from the main drag of the seafront. These include The James Atherton, described as 'a modern British tavern', and the Middle Eastern-style restaurant and bar Habibi.

As well as being a great place to eat, drink and shop, the Victoria Quarter is also renowned for the giant pieces of street art that adorn many of the buildings in the area.

New Brighton itself offers plenty to see and do. There's an abundance of restaurants and cafes at the nearby Marine Point Leisure and Retail Park, including Pizza Express, Bella Italia and Starbucks. You can also catch the latest blockbusters at The Light cinema, while Bubbles World of Play is the perfect place to keep the little ones entertained.

Further down the promenade there's Riverside Bowl, LaserQuest and Champion Adventure Golf, as well as the Floral Pavilion Theatre showing critically acclaimed shows throughout the year. And if you're looking for somewhere to relax with a picnic, the beautiful Vale Park is just at the bottom of the road.

There are plenty of local amenities around Egerton Rise including a Morrisons and an Iceland supermarket, a Home Bargains, and a Post Office, not to mention a wide choice of local pubs, cafes, and takeaways.



When it comes to getting around, New Brighton train station is just a few streets away, offering regular services to Liverpool and Chester. There are also plenty of bus routes that run through New Brighton, while Seacombe Ferry Terminal is within easy reach. The M53 motorway is also just a five-minute drive away – making Egerton Rise perfect for commuters.

The area is served by a range of OFSTED-rated schools, including New Brighton Primary School, Mount Primary School and St. Peter & Paul Catholic Primary School.

*So, whatever you're looking for in a place to call home, you're sure to find it at Egerton Rise.*



# The Atherton



## 3-bedroom terraced home

The Atherton is an attractive home set over three storeys.

The lower ground floor offers a spacious, light-filled living/dining room featuring French doors which open out onto the garden. This leads through to a contemporary fully-fitted kitchen. There's also a convenient storage cupboard under the stairs.

On the ground floor is a large double bedroom at the rear. To the front is a dedicated study/office space which is perfect for working from home. This floor is completed by a shower room.

Upstairs on the first floor are two generously sized double bedrooms, one of which includes handy storage space. These bedrooms share a modern family bathroom.

### OVERALL FLOOR AREA

99.4m<sup>2</sup>

### LOWER GROUND FLOOR DIMENSIONS

Living/Dining – 4.16m\* x 4.77m\*

Kitchen – 2.04m x 3.30m

### GROUND FLOOR DIMENSIONS

Office/Study – 2.04m x 3.27m

Bedroom Three – 4.16m\* x 3.43m\*

Shower room – 2.12m x 1.89m

### FIRST FLOOR DIMENSIONS

Bedroom One – 4.16m\* x 3.27m\*

Bedroom Two – 4.16m\* x 3.43m\*

Bathroom – 2.05m x 1.83m

\*Maximum room dimensions.

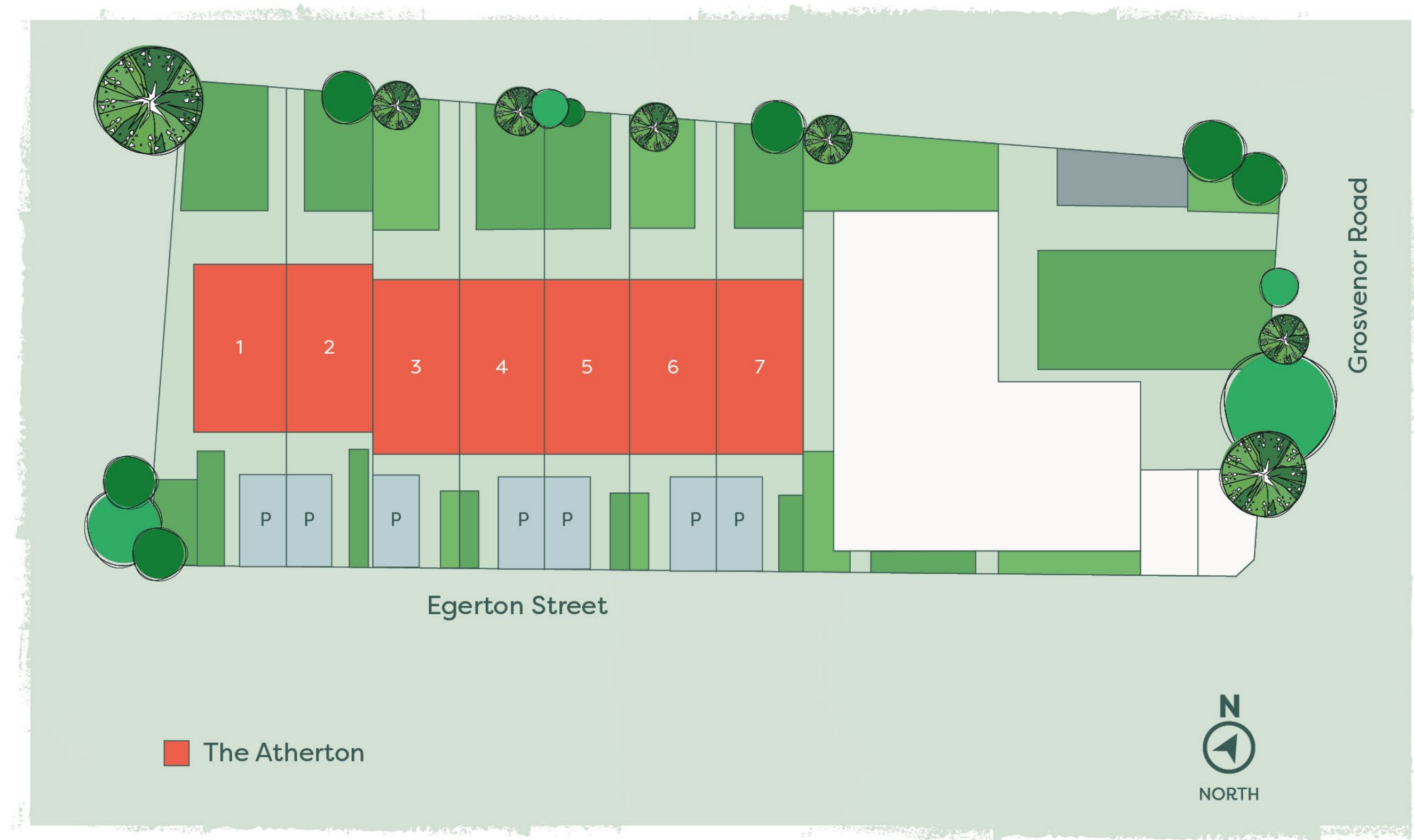
#### Disclaimer:

\*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.





# PICK YOUR PLOT



\*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 – Winchester range by Magnet
- White marble worktops and upstands
- Integrated Zanussi single oven
- Zanussi ceramic hob
- Zanussi stainless steel chimney-style extractor
- Zanussi integrated fridge freezer
- Magnet Athena 1.5 stainless steel sink with drainer
- Magnet Norrie u-shaped mono mixer tap in brushed chrome
- Recessed lighting



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

## Bathroom & Shower Room

- Cersanit contemporary sanitaryware
- White marble-effect wall tiles
- Chrome heated towel rail
- Over-bath shower with glass screen
- Recessed lighting
- Polyflor non-slip vinyl flooring



## Electrics

- TV points to living space and bedrooms
- Access to Ultrafast Full Fibre broadband
- Mains-operated smoke detectors with battery back-up
- Glow-worm Betacom combination boiler

\*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.

## External

- Turfed rear garden
- Timber fencing
- 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 0300 555 0130 or email [sales@onward.co.uk](mailto:sales@onward.co.uk)



# Egerton Rise

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\*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.

## How to find us

