



An Exclusive *Luxury* Development

BAMFURLONG WIGAN

Four Stunning 3 Bedroom
Semi-Detached Homes

Kerr



The
Perfect Family
environment
in a great location
with excellent
access to the
North West

Kerr Homes

Introduction

Our Bamfurlong Development is a beautiful new luxury development comprising four 3-bedroom semi-detached homes, situated close to Wigan, Closeby you have leisure activities, canal walks and Ashton-in-Makerfield for shopping. Great local links to the M6 and A580 to access the whole of the North West.

Kerr Homes way of Life

This exceptional collection of homes will take pride of place in Southern Wigan; in a tranquil area, within a local nature spots & hikes. This luxurious development of 4 homes is being crafted with our signature style.



All images are for Illustration purposes

Specification

Kitchen

Contemporary or shaker style kitchen from our signature range, with close runners and doors

Integrated appliances, including stainless steel multifunction oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, (Please refer to sales advisors' working drawings for details of each home). Subject to change.

An excellent range of colours and handles will be available to customise your property (subject to build stage).

All homes have patio doors to the kitchen/family/garden room.
- Please refer to sales advisors' working drawings for details of each home).

Bathrooms and En-suite

Each home will have contemporary white bathroom suites with chrome or brass fittings and towel rails.

Vanity unit to bathrooms and master en-suites. (Please refer to the Sales Advisors' working drawings).

All homes have wall and floor tiles to bathrooms and en-suites.

External details

Rear Gardens - Patio area. Close board fencing

Landscaped front garden

Covered Bin Store

Dedicated parking space

Plumbing and Heating

Radiators throughout

Electrical

Energy Saving LED recessed downlights with feature pendant locations throughout ground floor and first floor.

External lighting to front and rear of property

External IP rated power socket to the rear

White electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

Chrome downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. (Please refer to Sales Advisors' working drawings).

Internal Details and Finishes

Painted staircase with painted finishes
(please refer to Sales Advisors' working drawings).

Moulded Skirting boards with painted finishes

Windows and Doors

Heavy weight internal doors with chrome handles and chrome latches

Composite security doors to front and rear of property with multi-point locking system having white internal and coloured external finish.

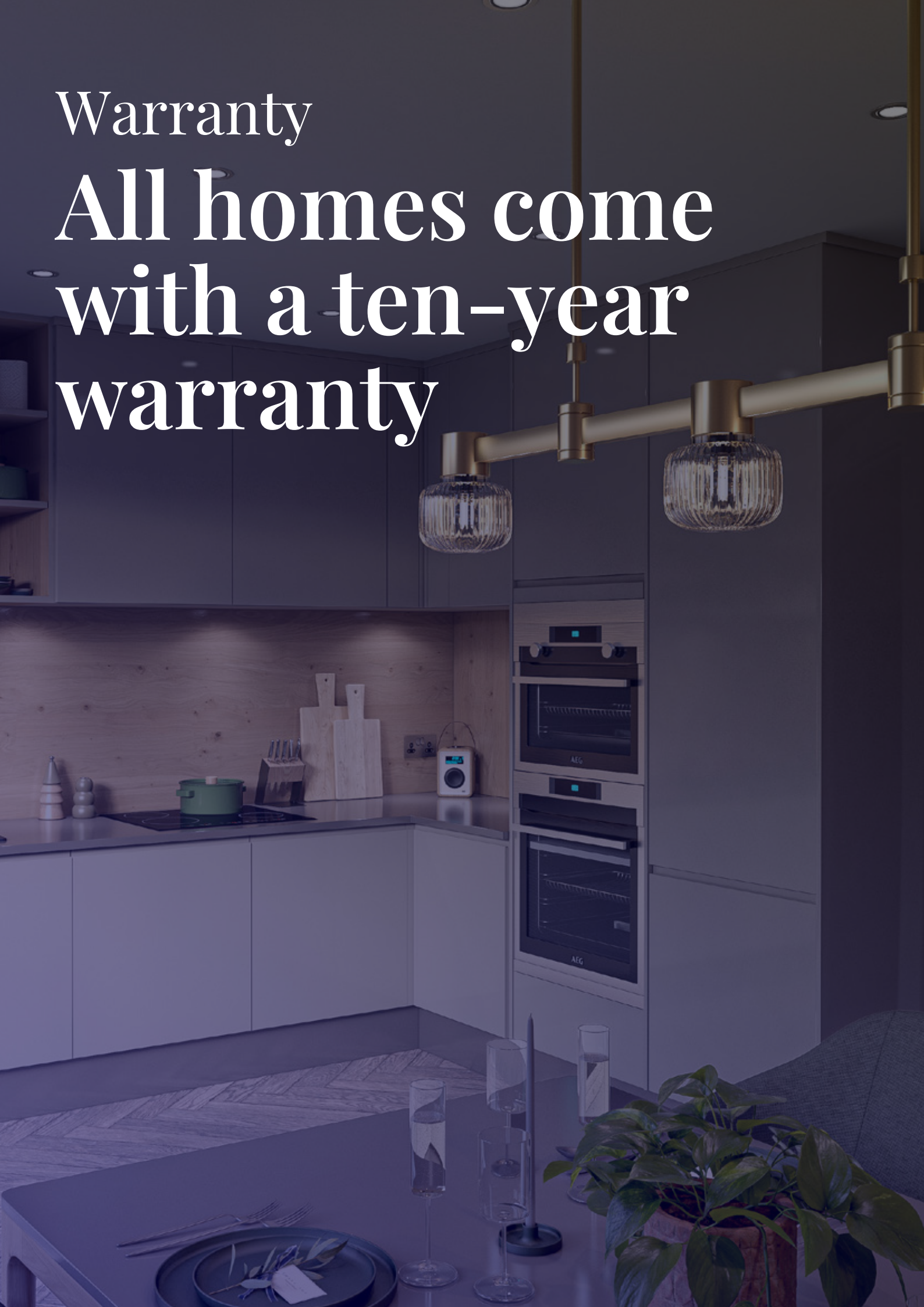
All homes have double-glazed UPVC windows with multi-point locking systems.

Estate

Landscaped areas

Boundary wall to entrance of site

Warranty
All homes come
with a ten-year
warranty



Floor Plans

Ground Floor



Floor Plans

1st Floor



Sizes

Kitchen/Dining	16m ²	172.2ft ²
Living Room	16.8m ²	181ft ²
Hallway	3m ²	32.3ft ²
Toilet	1.6m ²	17.2ft ²
Master Bed	12.2m ²	131.3ft ²
En suite	2.3m ²	24.7ft ²
Bathroom	4.4m ²	47.4ft ²
Bedroom 2	8.7m	93.6ft ²
Bedroom 3	4.7m ²	50.6ft ²





Kitchen





Kitchen





Living





Living





Master Bedroom





Master Bedroom





Bedroom 2 Option





Bedroom 3 Option





Bathroom





WC



Begin your story with us

Step 1

Decide on your budget, area and apply for a mortgage in principle

Step 2

Select Development / Plot

Review the site plan, brochure, floor plans and specification and choose your preferred plot.

Step 3

Pay Reservation fee

Once you have found your perfect home, we will ask you to pay a reservation fee to secure it until the exchange of contracts deadline.

Step 4

Appoint Solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Kerr home

Step 5

Full mortgage application - if applicable.

Step 6

Exchange Contract

The exchange of the contracts to buy the property is the point where the sale is legally binding. Solicitors for both sides will get the buyer and ourselves to sign a contract. By signing a contract, you agree to the terms of the sale and to buy the property and at this point you will be required to pay a deposit.

Step 7

Moving day

After the final legal tasks are complete, your solicitor will arrange for your mortgage company to pay the rest of the money to our solicitors.

When this is done, the house belongs to you and you can move in on the agreed date. This is called 'completion' and our sales representative will arrange a full handover and you will receive the keys to your new home.



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We are immensely proud to be bringing this remarkable collection of new homes to the market,

Each displaying the meticulous craftsmanship and premium quality for which Kerr homes is renowned for.

Questions?

Contact our sale team

Call 07912150140

Email Jan@kerrcapital.co.uk

Kerr