

Aspen Row
Great Sankey

miller homes

the place to be®

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.







the place to be®

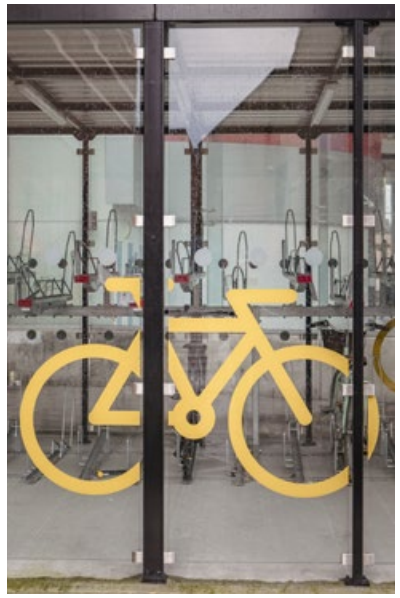
Living in Great Sankey

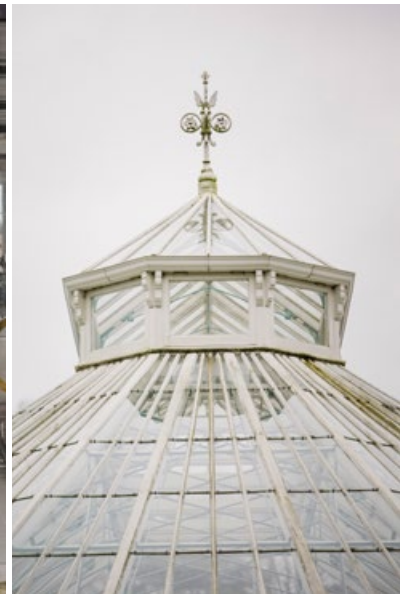
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Aspen Row.

Around three and a half miles from the centre of Warrington, in the sought-after area of Great Sankey, Aspen Row is just half a mile from the M62 and within 45 minutes' drive of the centres of both Liverpool and Manchester. Trains from Warrington West Station, approximately 20 minutes' walk away, reach Liverpool Lime Street in 35 minutes and Manchester Oxford Road in 40 minutes. Buses into Warrington town centre stop around half a mile away and local cycleways connect the area with National Cycle Route 62.

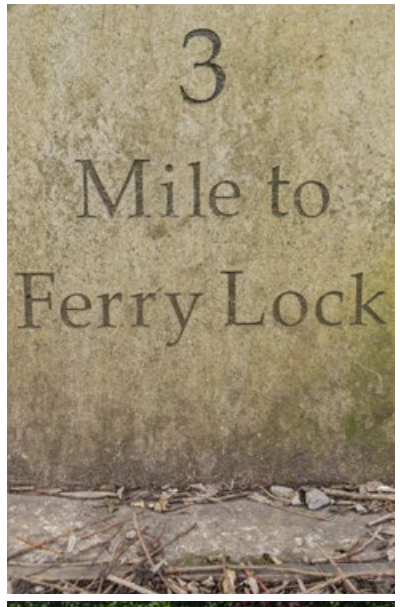
Immediately south of the development, accessible by a short footpath, there is a Lidl supermarket, McDonald's and Costa restaurants and a petrol station. The Westbrook Centre, half a mile away, includes a pharmacy and an Asda superstore, a dentist, and Westbrook Medical Centre, the nearest of the local GP surgeries. Gemini Retail Park, half an hour's walk from Aspen Row, presents M&S, Ikea, Boots, Next and other high street chain stores. Warrington town centre is a lively shopping and leisure venue, with pedestrianised streets, covered malls and an indoor market where more than 50 independent traders sell everything from fresh produce to musical instruments.

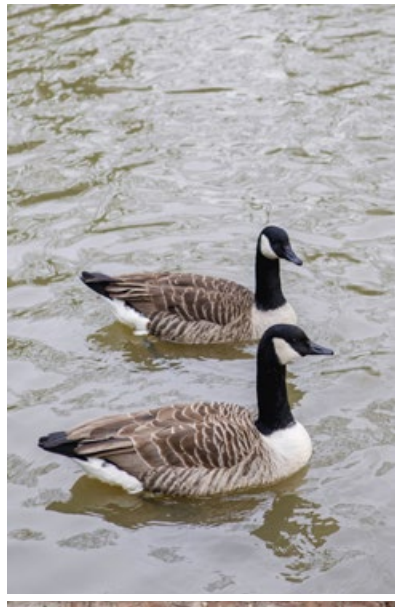


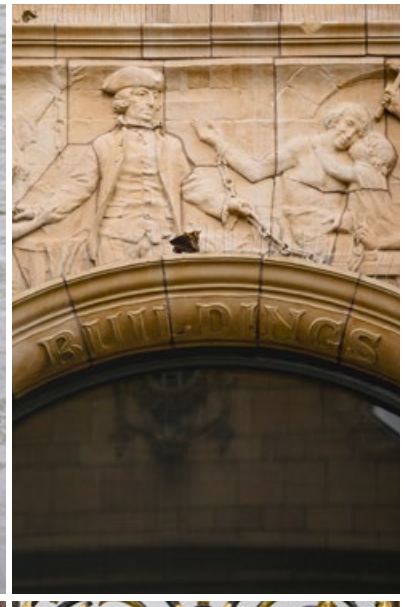










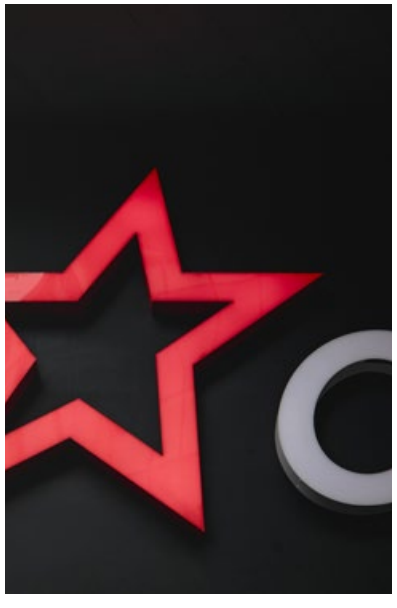












Welcome home

This beautifully planned selection of energy efficient one, two, three and four bedroom homes brings an exciting new neighbourhood into one of Warrington's most desirable areas. Offering exceptionally fast access to the national motorway network, just yards from a major supermarket, and presenting a choice of schools, shops and leisure amenities within walking distance, it perfectly blends urban convenience with an outstanding strategic base for travel throughout the north west.

Welcome to Aspen Row...

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Plot Information

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Affordable Housing



Substation S/S
Affordable Sale ▲
Discount Market Sale ●
Neighbourhood Equipped Area for Play NEAP

Harding

Overview

With its dual aspect windows and practical kitchen area, the open-plan ground floor layout maximises the light, airy appeal to create a welcoming social space. A downstairs WC complements the bathroom, and useful cupboards are provided in the living room, landing and dual-windowed bedroom.

Ground Floor

Living/Dining
3.76m x 3.29m
12'4" x 10'10"

Kitchen
2.70m x 2.58m
8'10" x 8'6"

WC
2.17m x 1.00m
7'2" x 3'3"

First Floor

Principal Bedroom
4.97m x 3.62m
16'4" x 11'11"

Bathroom
1.92m x 2.15m
6'4" x 7'1"

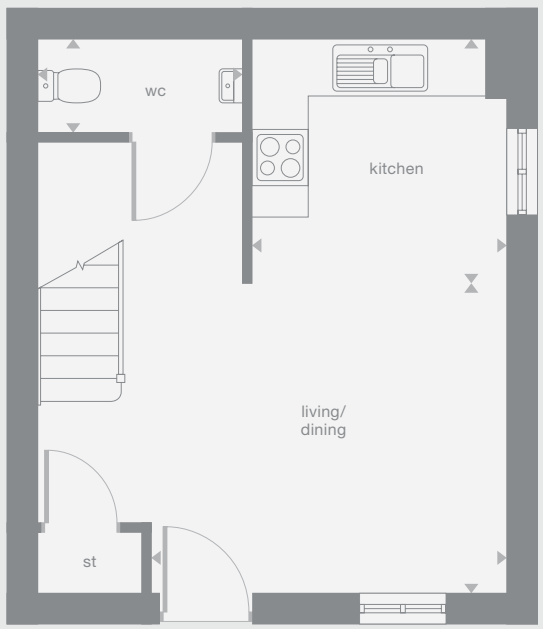
Floor Space

628 sq ft

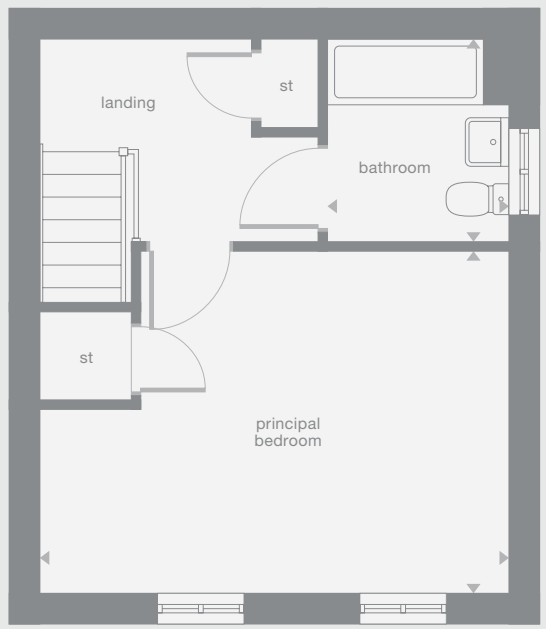
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hayton

Overview

The beautifully proportioned lounge adjoins a stylish kitchen and dining room featuring french doors, creating a convivial space that will add pleasure to both cooking and eating. A downstairs WC complements the family bathroom, and one of the three bedrooms includes dual windows and a useful cupboard.

Ground Floor

Lounge
3.66m x 4.32m
12'0" x 14'2"

Kitchen/Dining
4.66m x 3.06m
15'4" x 10'0"

WC
1.81m x 1.48m
5'11" x 4'10"

First Floor

Principal Bedroom
4.66m x 3.10m
15'4" x 10'2"

Bedroom 2
2.55m x 3.61m
8'4" x 11'10"

Bedroom 3
2.02m x 3.61m
6'8" x 11'10"

Bathroom
1.92m x 2.15m
6'4" x 7'1"

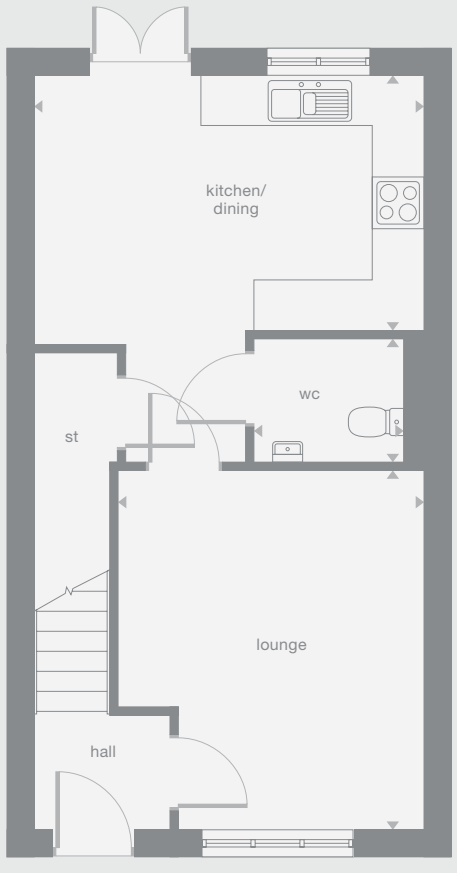
Floor Space

911 sq ft

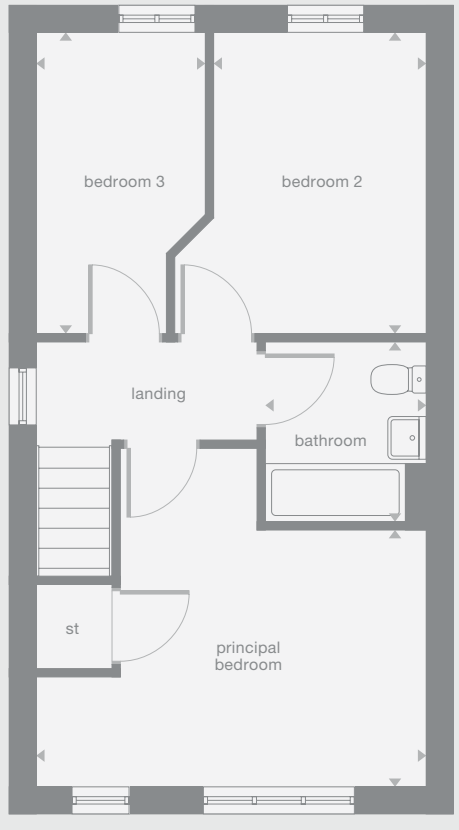
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Harper

Overview

The inviting lounge opens on to a bright, practical kitchen where feature french doors add special appeal to the dining area of this comfortable family home. The bathroom is complemented by a downstairs WC, and one of the two bedrooms includes an en-suite shower room. The first floor also includes a study.

Ground Floor

Lounge
3.67m x 4.64m
12'1" x 15'3"

Kitchen
2.28m x 3.08m
7'6" x 10'1"

Dining
2.39m x 2.85m
7'10" x 9'4"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Principal Bedroom
3.67m x 3.70m
12'1" x 12'2"

En-Suite
1.57m x 1.91m
5'2" x 6'3"

Bedroom 2
2.23m x 3.57m
7'4" x 11'9"

Study
2.35m x 2.43m
7'9" x 8'0"

Bathroom
2.20m x 1.88m
7'3" x 6'2"

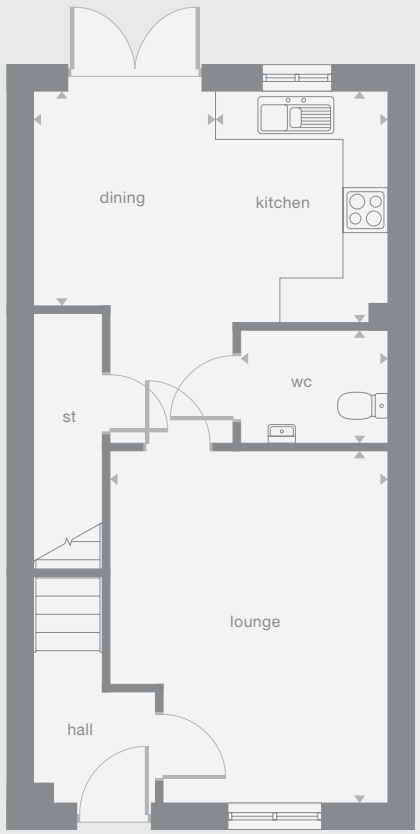
Floor Space

947 sq ft

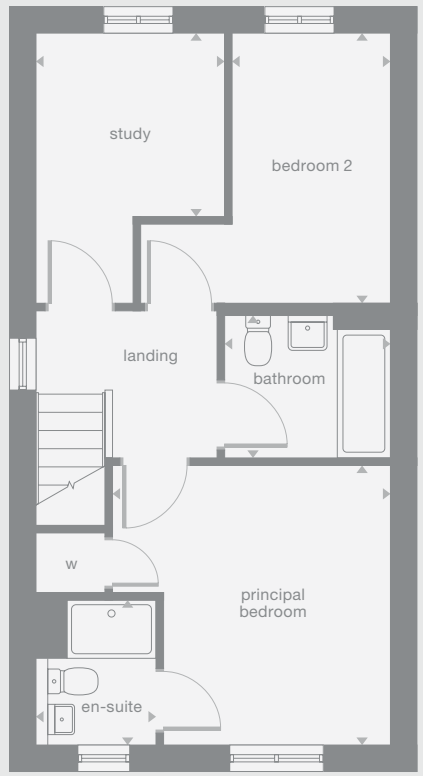
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Lever

Overview

With dual aspect windows in both the elegant lounge and the kitchen, complemented by french doors in the dining area, this is a light-filled, attractive home. A laundry and downstairs WC add convenience. The landing leads to two bedrooms and a study, one of the two bedrooms is en-suite and the other is dual aspect.

Ground Floor

Lounge
4.90m x 3.09m
16'1" x 10'2"

Kitchen
2.50m x 3.17m
8'2" x 10'5"

Dining
2.40m x 3.17m
7'11" x 10'5"

Laundry
1.94m x 1.95m
6'4" x 6'5"

WC
1.50m x 1.95m
4'11" x 6'5"

First Floor

Principal Bedroom
2.86m x 4.05m
9'5" x 13'4"

En-Suite
1.95m x 1.76m
6'5" x 5'9"

Bedroom 2
2.53m x 3.09m
8'4" x 10'2"

Study
2.28m x 3.09m
7'6" x 10'2"

Bathroom
1.87m x 2.20m
6'2" x 7'3"

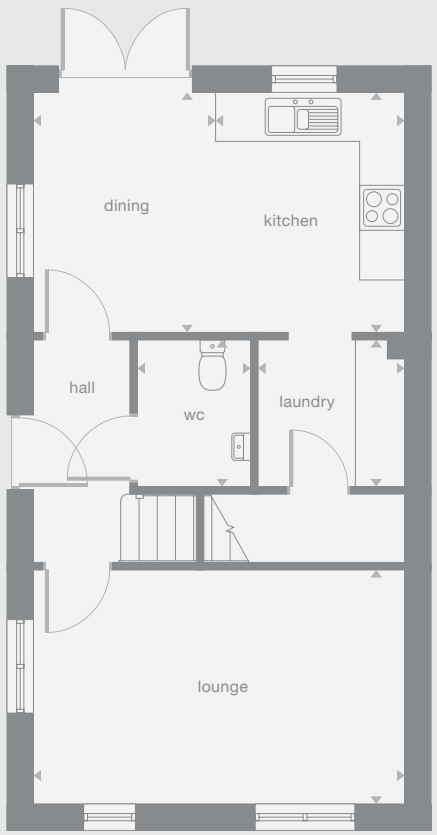
Floor Space

993 sq ft

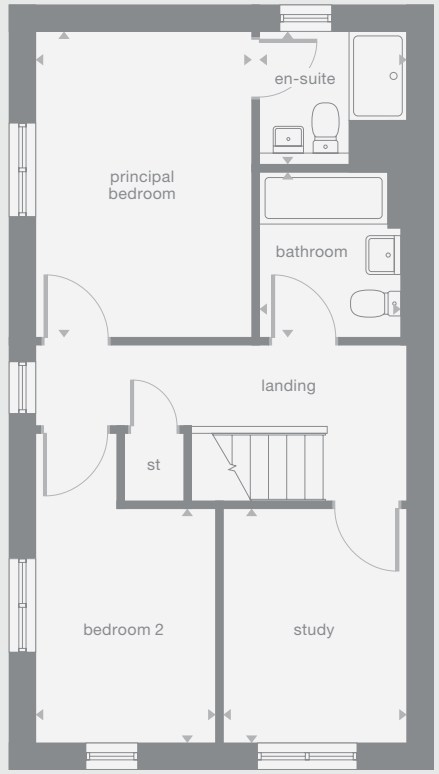
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.12m
11'3" x 10'2"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

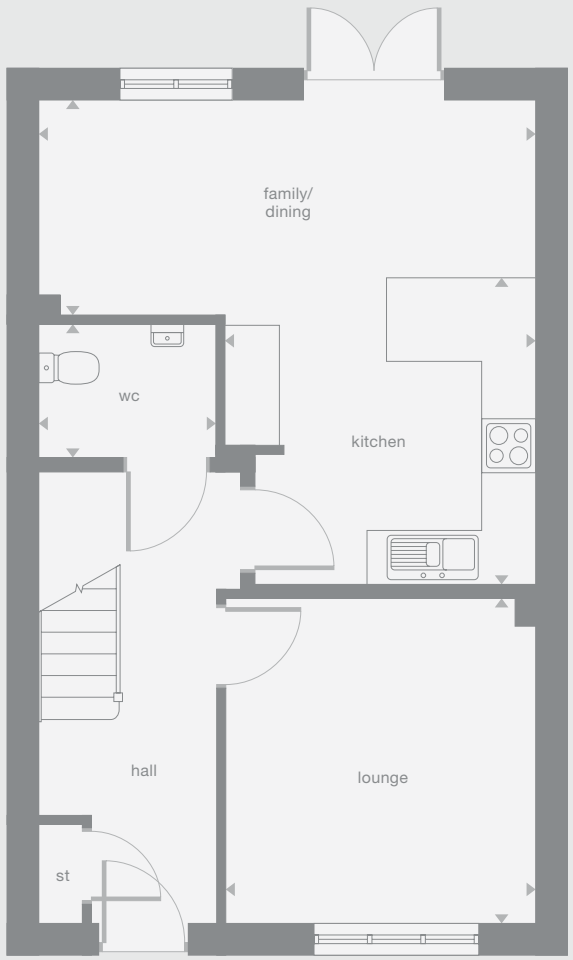
Floor Space

1,069 sq ft

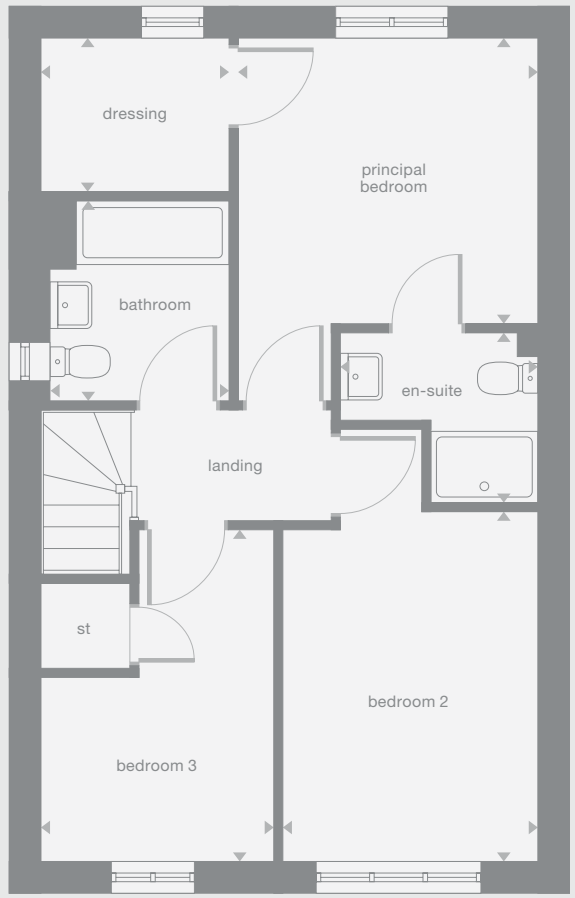
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Latchford

Overview

A comfortable lounge shares the ground floor with a bright kitchen where french doors add flexibility and a focal point to the dining area. The downstairs WC complements the family bathroom and both bedrooms, accessed via a generously sized landing, feature dual windows and cupboards.

Ground Floor

Lounge
3.17m x 3.96m
10'5" x 13'0"

Kitchen
2.36m x 3.50m
7'9" x 11'6"

Dining
3.21m x 3.64m
10'7" x 11'11"

WC
2.27m x 1.65m
7'6" x 5'5"

First Floor

Principal Bedroom
5.58m x 3.94m
18'4" x 12'11"

Bedroom 2
5.58m x 2.45m
18'4" x 8'0"

Bathroom
2.20m x 2.70m
7'3" x 8'10"

Floor Space

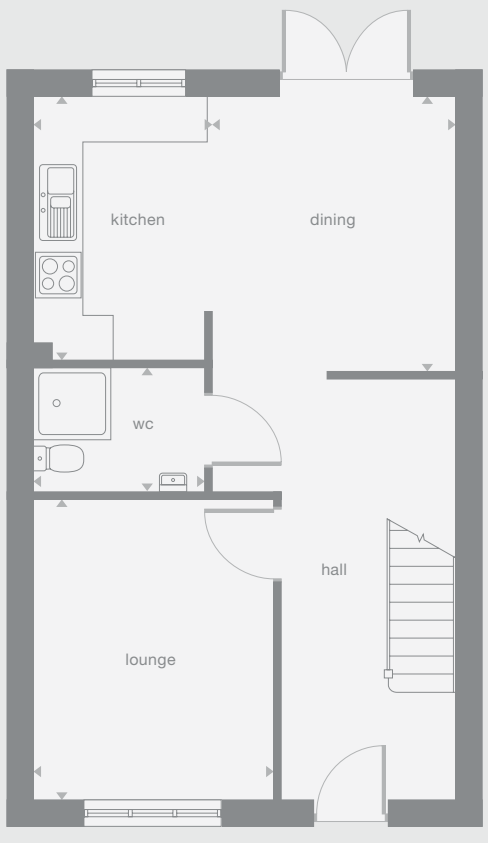
1,119 sq ft

Plot 23 is detached. Plots 57, 58, 63 and 64 are semi-detached. Please see Development Sales Manager for details

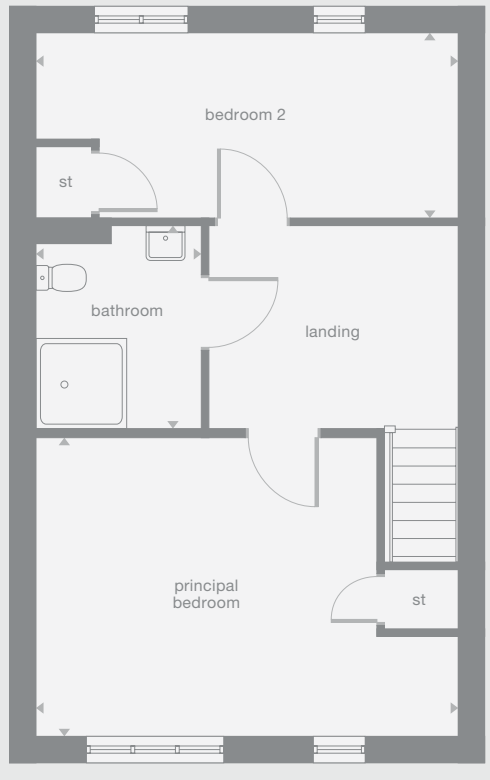
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Middleton

Overview

In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

Ground Floor

Lounge
3.00m x 4.37m
9'10" x 14'4"

Kitchen
2.74m x 4.09m
9'0" x 13'5"

Family/Dining
3.29m x 4.09m
10'10" x 13'5"

WC
1.45m x 2.00m
4'9" x 6'7"

First Floor

Principal Bedroom
3.47m x 3.14m
11'5" x 10'4"

En-Suite
2.47m x 1.06m
8'1" x 3'6"

Bedroom 2
2.83m x 4.08m
9'3" x 13'5"

Bedroom 3
3.11m x 3.53m
10'3" x 11'7"

Bathroom
1.83m x 2.15m
6'0" x 7'1"

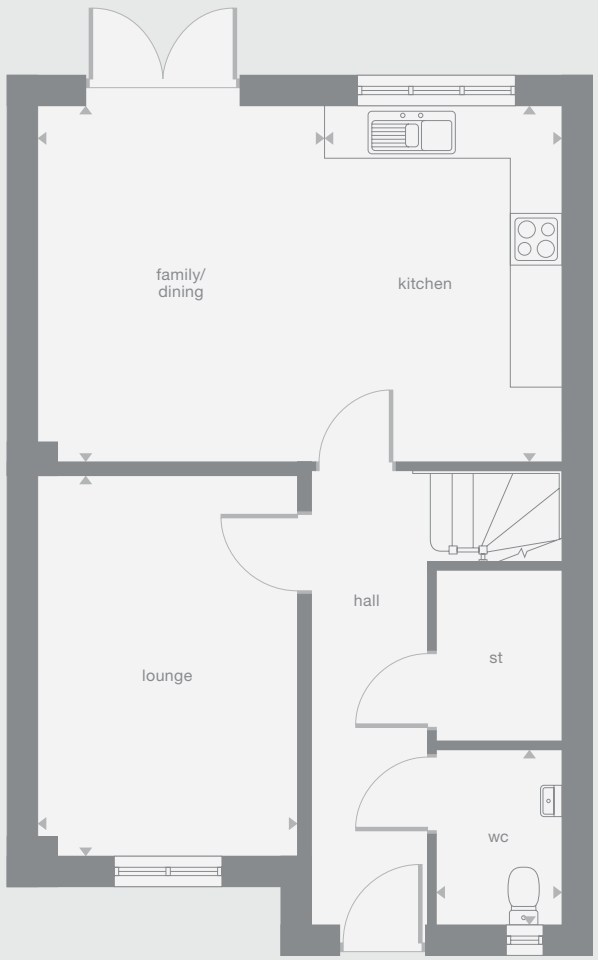
Floor Space

1,169 sq ft

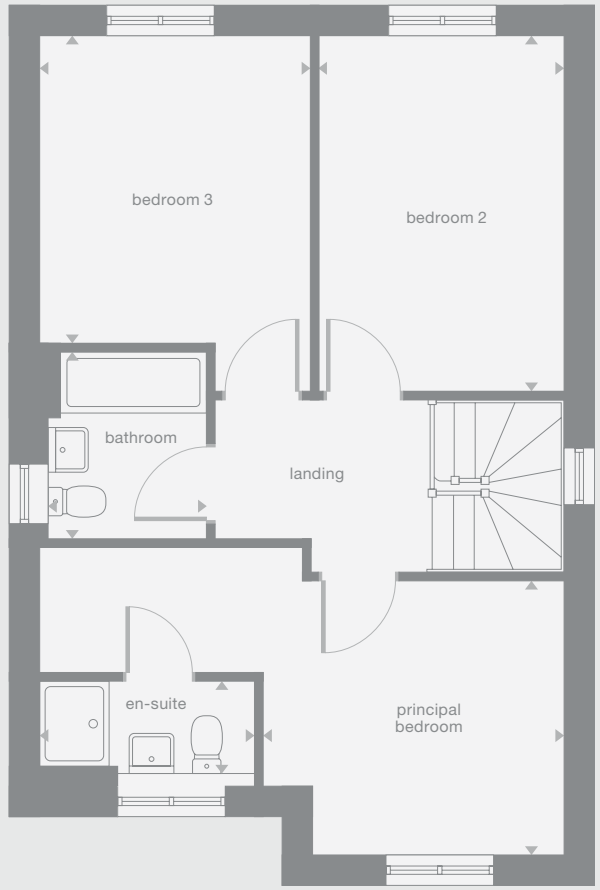
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Middleton CT

Overview

Taking advantage of its corner location, this bright, airy home features dual aspect windows in the lounge and the family kitchen, where french doors enhance the dining area. A downstairs WC, walk-in cupboard and three bedrooms, one en-suite, ensure convenience blends perfectly with style.

Ground Floor

Lounge
3.00m x 4.37m
9'10" x 14'4"

Kitchen
2.74m x 4.09m
9'0" x 13'5"

Family/Dining
3.29m x 4.09m
10'10" x 13'5"

WC
1.45m x 2.00m
4'9" x 6'7"

First Floor

Principal Bedroom
3.47m x 3.14m
11'5" x 10'4"

En-Suite
2.47m x 1.06m
8'1" x 3'6"

Bedroom 2
2.83m x 4.08m
9'3" x 13'5"

Bedroom 3
3.11m x 3.53m
10'3" x 11'7"

Bathroom
1.83m x 2.15m
6'0" x 7'1"

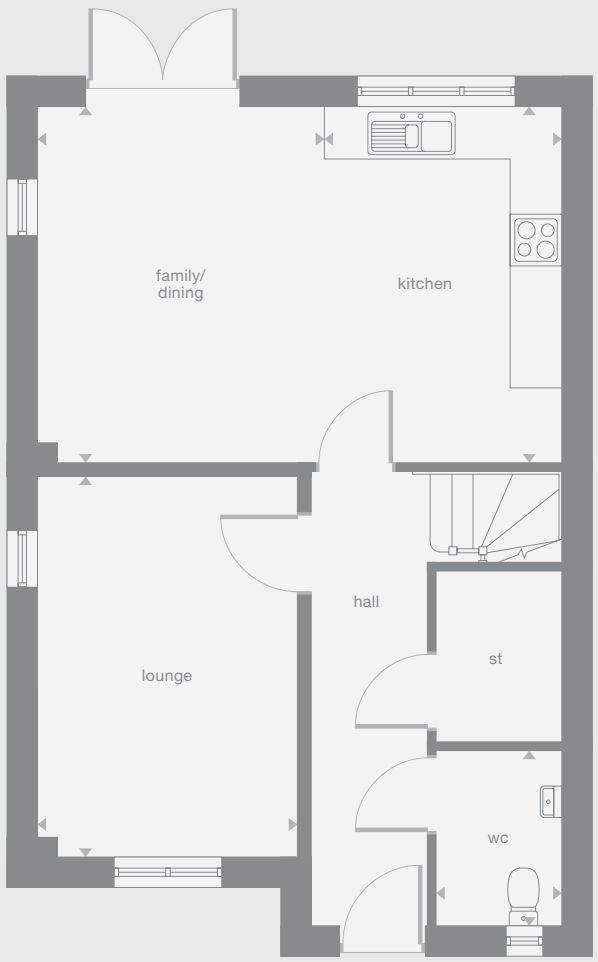
Floor Space

1,169 sq ft

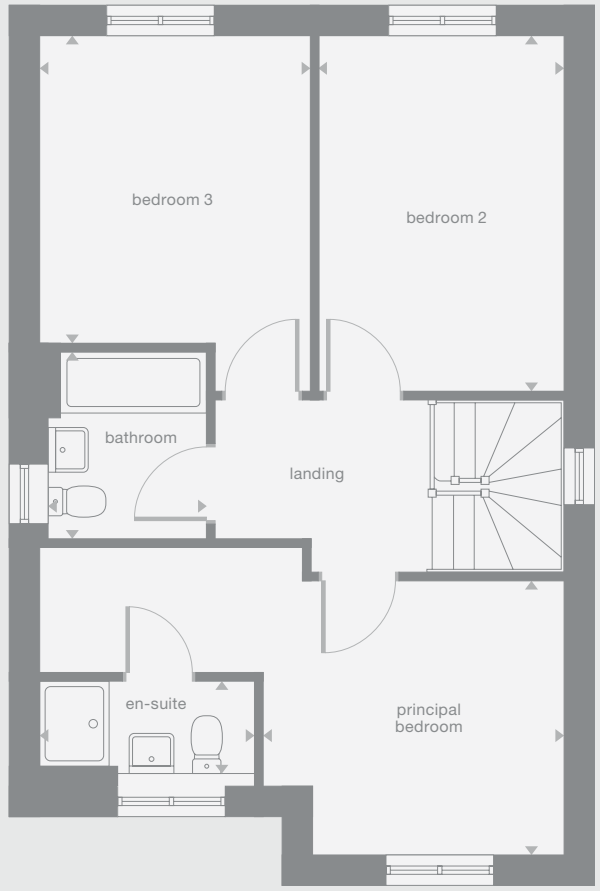
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Langton

Overview

A comfortable lounge shares the ground floor with an ergonomic kitchen, where french doors add flexibility to the dining area, and a downstairs WC. The gallery landing leads to two bedrooms and a study, and the upper bedroom features an en-suite bathroom and dormer window.

Ground Floor

Lounge
3.84m x 3.60m
12'7" x 11'10"

Kitchen
2.48m x 2.54m
8'2" x 8'4"

Dining
2.36m x 2.54m
7'9" x 8'4"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Bedroom 2
2.46m x 2.74m
8'1" x 9'0"

Bedroom 3
2.70m x 2.90m
8'10" x 9'6"

Study
2.28m x 2.74m
7'6" x 9'0"

Bathroom
2.20m x 2.00m
7'3" x 6'7"

Second Floor

Principal Bedroom
3.80m x 3.47m
12'4" x 11'5"

En-Suite
2.79m x 1.70m
9'2" x 5'7"

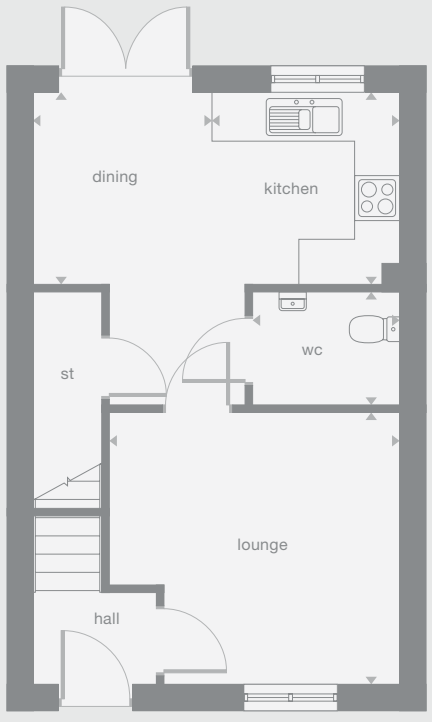
Floor Space

1,177 sq ft

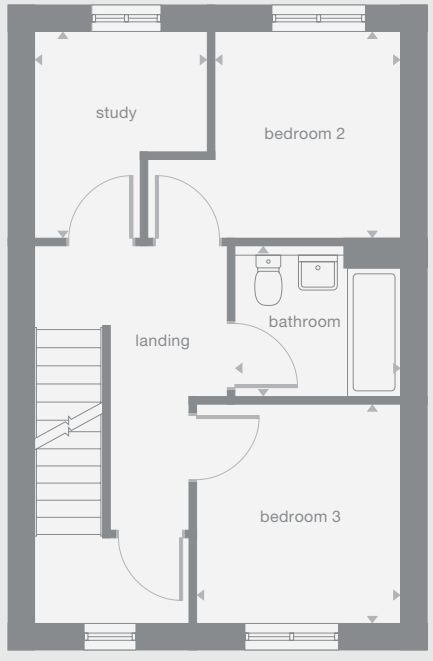
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



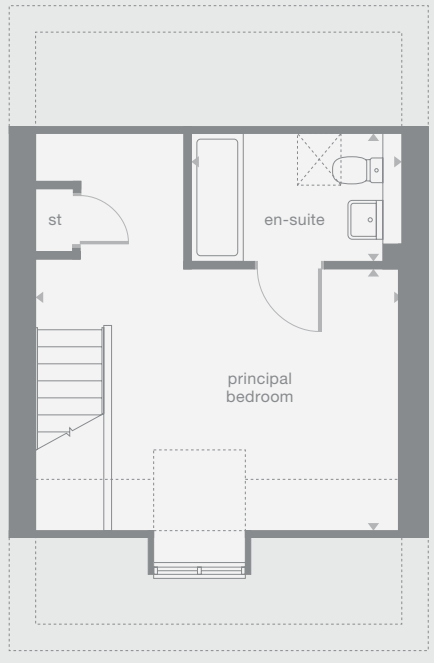
Ground Floor



First Floor



Second Floor



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Kimpton

Overview

French doors add a stylish touch to the kitchen and dining room, perfect for alfresco summer dining. With a relaxing lounge, a laundry and a WC on the ground floor and four bedrooms, one of them en-suite, upstairs, this is an impressive, adaptable family home.

Ground Floor

Lounge
3.04m x 3.68m
10'0" x 12'0"

Kitchen
3.00m x 2.69m
9'10" x 8'10"

Dining
5.29m x 2.69m
17'4" x 8'10"

Laundry
1.89m x 1.50m
6'3" x 4'11"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Principal Bedroom
4.07m x 3.39m
13'4" x 11'1"

En-Suite
1.41m x 2.20m
4'8" x 7'3"

Bedroom 2
3.04m x 3.82m
10'0" x 12'7"

Bedroom 3
3.25m x 3.06m
10'8" x 10'1"

Bedroom 4
2.64m x 3.06m
8'8" x 10'1"

Bathroom
2.20m x 2.00m
7'3" x 6'7"

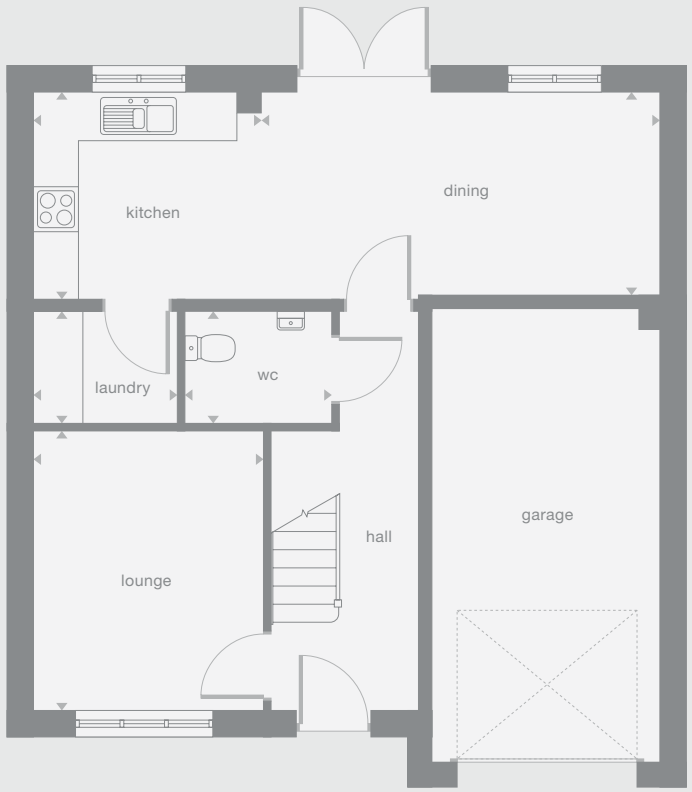
Floor Space

1,291 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Milnewood

Overview

Dual aspect outlooks in the lounge, kitchen, study and one of the four bedrooms create a bright ambience enhanced by the dining area's french doors. One bedroom is en-suite, two feature dormer windows, and a downstairs WC and a shower room complement the family bathroom.

Ground Floor

Lounge
3.93m x 3.08m
12'11" x 10'1"

Kitchen/Dining
6.03m x 3.08m
19'10" x 10'1"

Study
2.01m x 3.08m
6'7" x 10'1"

WC/Utility
2.00m x 2.16m
6'7" x 7'1"

First Floor

Principal Bedroom
6.03m x 3.13m
19'10" x 10'3"

En-Suite
2.28m x 1.41m
7'6" x 4'8"

Bedroom 2
3.74m x 3.11m
12'3" x 10'3"

Bathroom
2.20m x 3.14m
7'3" x 10'3"

Second Floor

Bedroom 3
4.57m x 3.09m
15'0" x 10'2"

Bedroom 4
3.15m x 4.28m
10'4" x 14'1"

Shower
1.84m x 3.14m
6'0" x 10'4"

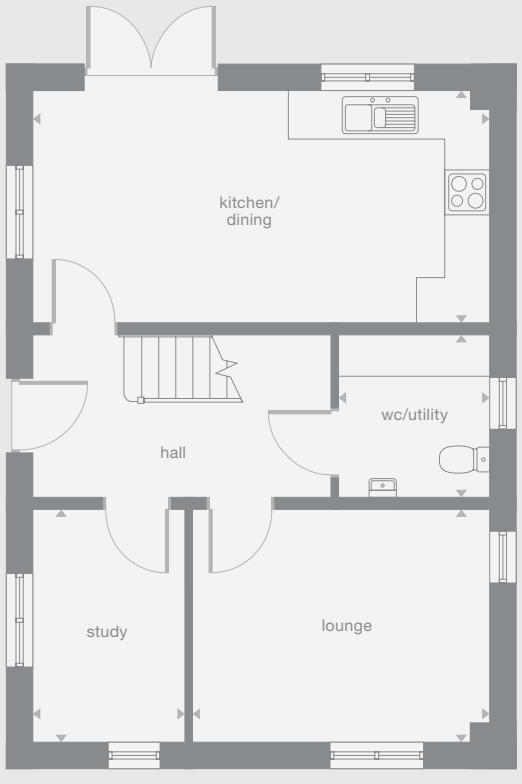
Floor Space

1,494 sq ft

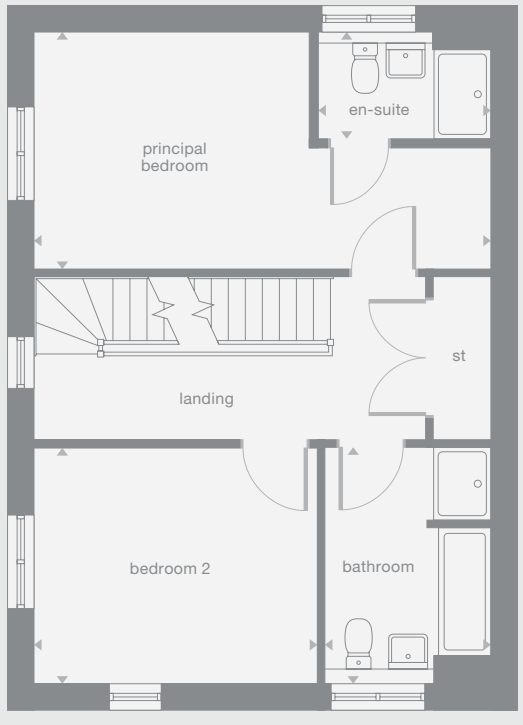
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



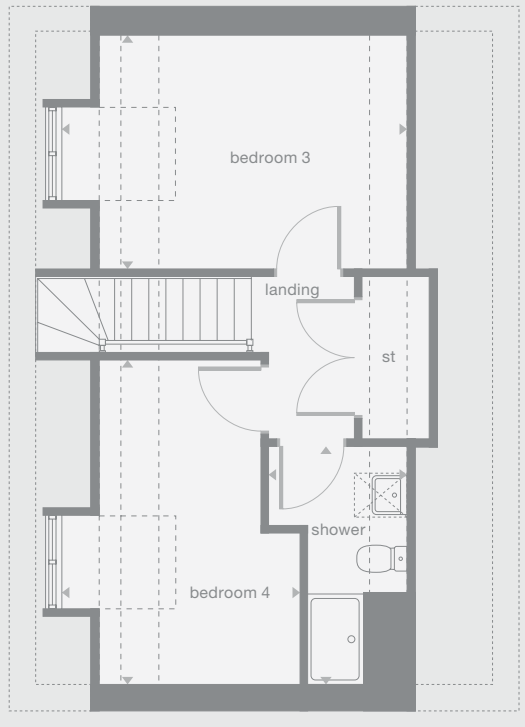
Ground Floor



First Floor



Second Floor



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The Miller Difference

your home your way...

The Miller Difference
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.







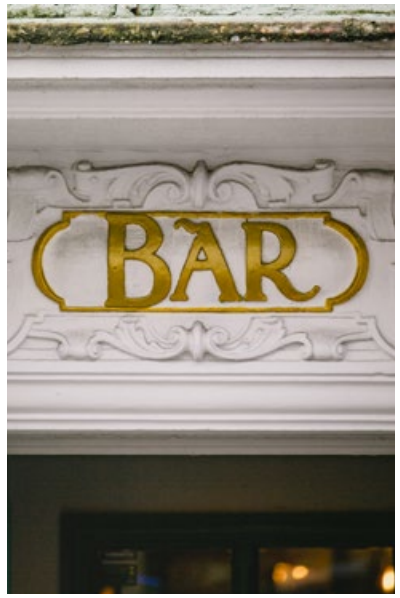






Great Sankey Neighbourhood Hub, 20 minutes' walk away, includes two swimming pools, fitness suites, tennis courts and football pitches, a sports hall and a library. Warrington has an excellent museum and art gallery housed in a Grade II listed building, and the Parr Hall and Pyramid Art Centre present live music, drama and comedy. The town also hosts a succession of festivals, including Warrington Music Festival, Warrington Pride and The Mela. One of the town's more unusual attractions, Gulliver's World Theme Park, is less than two miles from Aspen Row. Nearby parks and gardens include the delightful Whittle Hall Park and Duck Pond, a short walk from the development, and the play areas, meadows and sculptures of Sankey Valley Park, a linear park running alongside the Sankey Canal and Sankey Brook, can be accessed by a pleasant footpath through the Mary Ann Plantation, a few yards away. Golf facilities in the area include the Mersey Valley Golf and Country Club.

Barrow Hall Primary School and St Philip Westbrook C of E Primary School are both within around 15 minutes' walk of Aspen Row, and both are rated 'Outstanding' by Ofsted. Great Sankey High School, located beside Great Sankey Community Hub, hold a gold award arts education and has a purpose-built sixth form college.







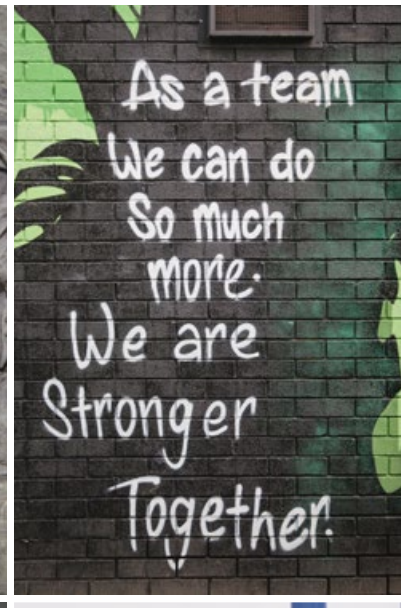






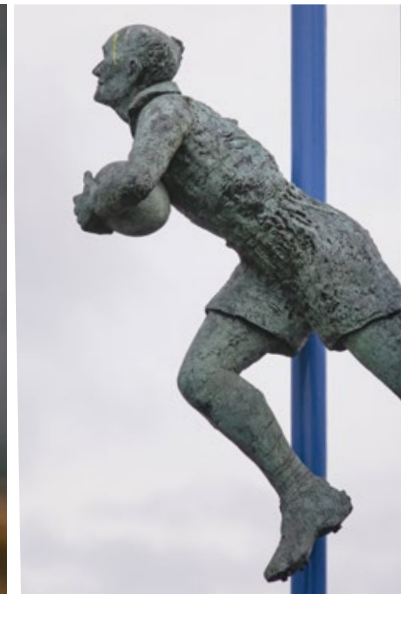






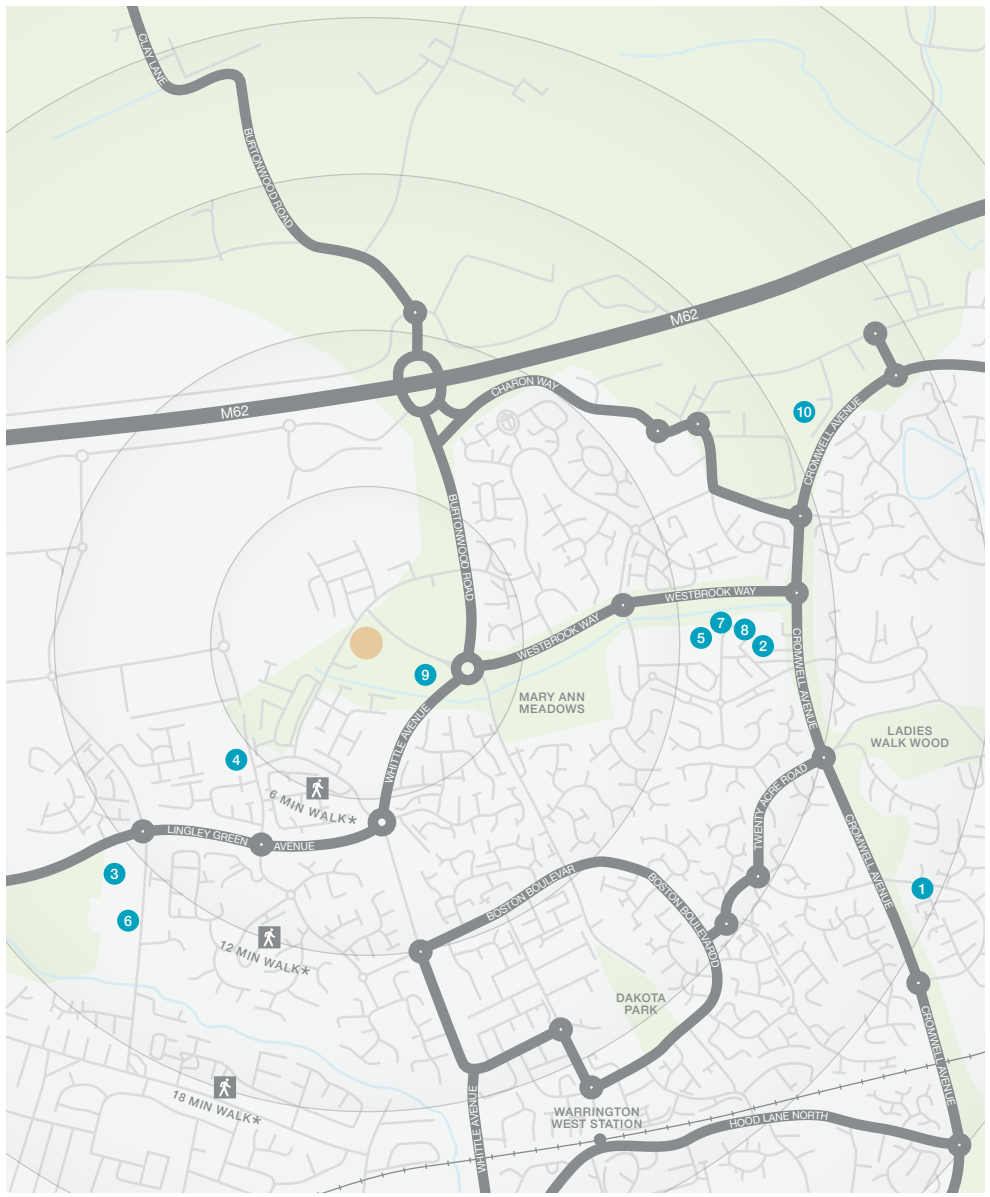






Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



1 Old Hall Post Office
1 Frobisher Court
01925 522 549

2 Cohens Chemist
6 Westbrook Centre
01925 444 758

3 Great Sankey Community Hub
Lingley Green Avenue
01925 724 411

4 Barrow Hall Community Primary School
Sophia Drive
01925 717 633

5 St Philip (Westbrook) CE Aided Primary School
District Centre
01925 445 391

6 Great Sankey High School
Barrow Hall Lane
01925 724 118

7 Westbrook Medical Centre
301-302 Westbrook Centre
01952 645 152

8 Mydentist
Westbrook Centre
01925 241 142

9 Lidl Supermarket
Burtonwood Road
Burtonwood
020 3966 5566

10 Gemini Retail Park
810 Europa Blvd,
Westbrook
0333 005 5356

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk







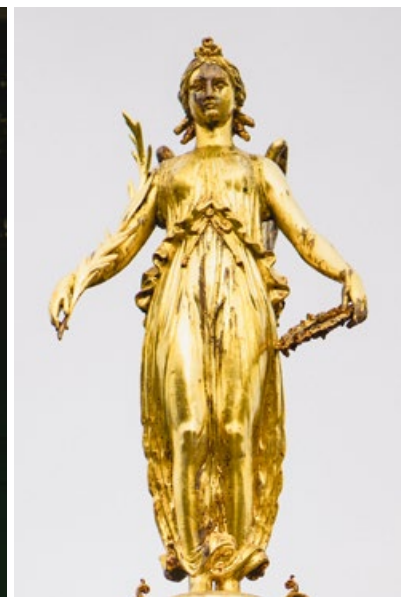












Contact Us

Development opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
03330 601 869

From the M62
Leave the M62 at junction 8 following signs for Warrington West. After 500 yards, at traffic lights turn right into Borsodi Boulevard. Another 500 yards on, Aspen Row is on the left.

From Warrington town centre
Follow Sankey Way westbound, then 500 yards after passing through Sankey Roundabout turn right into Whittle Avenue, signposted for Warrington West railway station. Stay on Whittle Avenue for a mile and a quarter, following signs for the M62 and passing through four roundabouts. At the fifth roundabout, next to a Lidl store, take the first exit. Carry on to the T-junction, turn left and after 100 yards Aspen Row is on the left.

Sat Nav
WA5 3ZT







NEW HOMES QUALITY CODE

Registered Developer

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development Opening Times
Please see millerhomes.co.uk
or call 03330 601 869

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designed by Blood Creative bloodcreative.co.uk

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