



**Eston View
Ashton-in-Makerfield**

millershomes

the place to be®

- 02 Living in Ashton-in-Makerfield
- 06 Welcome Home
- 08 Floorplans
- 20 The Miller Difference
- 26 Useful Contacts
- 28 How to Find Us

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.



Plot Information

- Overton**
See Page 08
- Masterton**
See Page 10
- Eaton**
See Page 12
- Beckwood**
See Page 14
- Blackwood**
See Page 16
- Hazelwood**
See Page 18
- Affordable Housing**

Plots 7-15 will be built using timber frame construction. This may affect the dimensions and they may be different to the dimensions shown in this brochure. Speak to the Development Sales Manager for details.

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

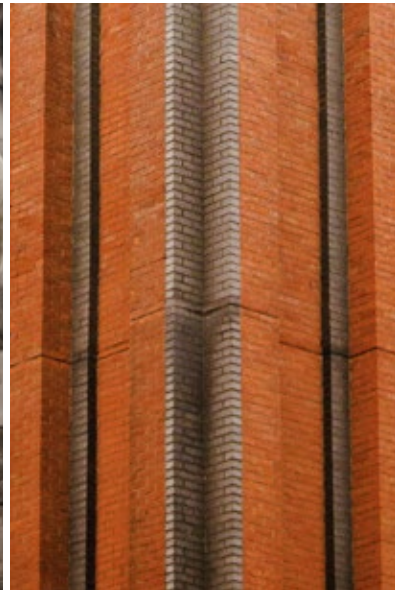


Living in Ashton-in-Makerfield

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 Eston View.



Eston View is ideally situated for travel throughout the north west, with Liverpool and Manchester both within around 40 minutes' drive. Trains between Wigan and Liverpool call at Bryn Station, ten minutes' walk from the development, reaching Wigan North Western Station in just six minutes, St Helens Central in ten, and Lime Street in 40 minutes. There are also some direct services to Preston and Blackpool. Buses to Wigan and Leigh, via Ashton-in-Makerfield, running approximately every fifteen minutes, stop nearby.



Welcome home

Opposite a local park, close to shops and schools, this attractive selection of energy efficient three and four bedroom homes introduces an attractive new neighbourhood into the pleasant market town of Ashton-in-Makerfield. Ten minutes' drive from Wigan, with excellent transport connections that bring it into easy reach of Manchester and Liverpool, it offers a rare opportunity to put down roots in a peaceful community set in an exceptionally convenient location.

Welcome to Eston View...

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Overton

Overview
 With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

- Ground Floor**
- Lounge
3.56m x 4.49m
11'8" x 14'9"
- Kitchen/Dining
3.31m x 3.83m
10'10" x 12'7"
- Laundry
1.11m x 1.96m
3'8" x 6'5"
- WC
1.11m x 1.78m
3'8" x 5'10"
- First Floor**
- Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"
- En-Suite
1.18m x 2.03m
3'10" x 6'8"
- Bedroom 2
2.37m x 3.26m
7'10" x 10'8"
- Bedroom 3
2.04m x 2.17m
6'8" x 7'2"
- Bathroom
2.37m x 1.69m
7'10" x 5'7"

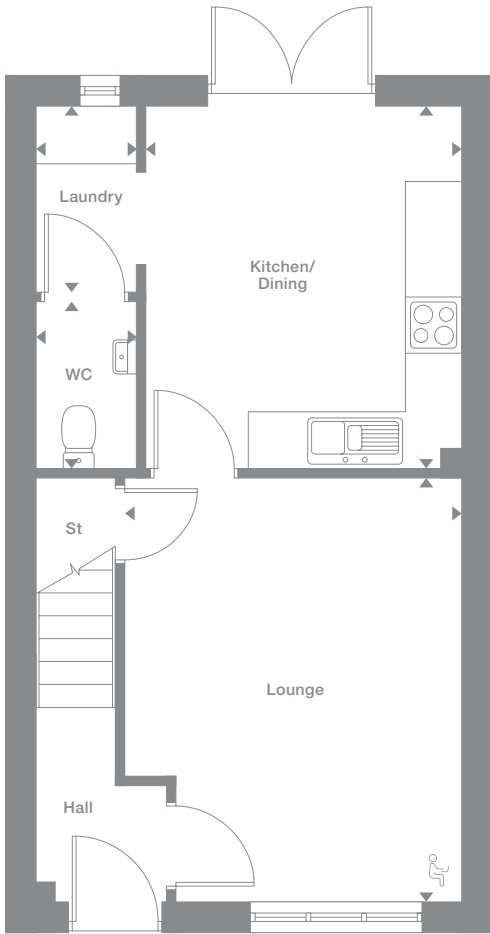
Floor Space
 819 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

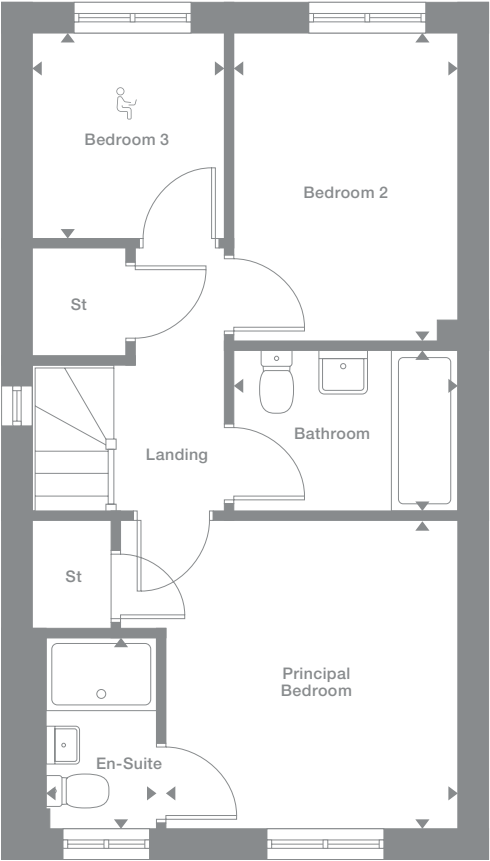
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Masterton

Overview

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

Ground Floor

Lounge
2.89m x 4.37m
9'6" x 14'4"

Kitchen/Dining
3.88m x 3.10m
12'9" x 10'2"

WC
1.07m x 1.51m
3'6" x 4'11"

First Floor

Bedroom 2
3.88m x 2.78m
12'9" x 9'2"

Bedroom 3
1.88m x 2.56m
6'2" x 8'5"

Bathroom
1.69m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
2.85m x 2.74m
to 1.500m H.L.
9'4" x 9'0"

En-Suite
2.19m x 1.60m
to 1.500m H.L.
7'2" x 5'3"

Floor Space

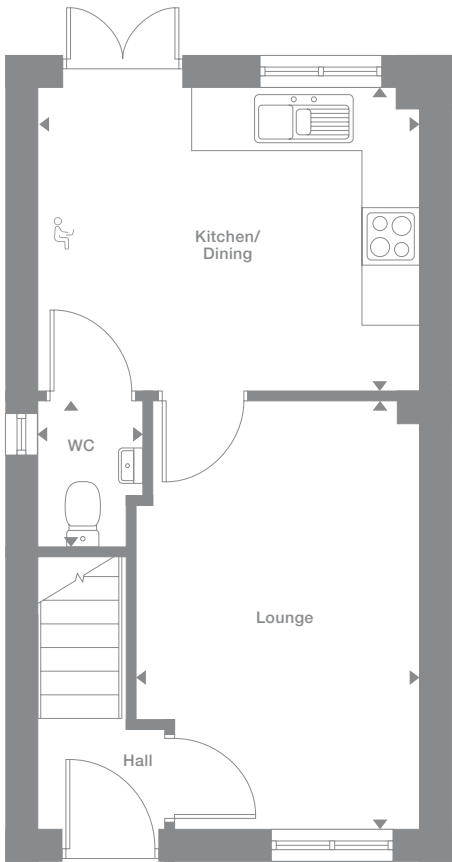
831 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

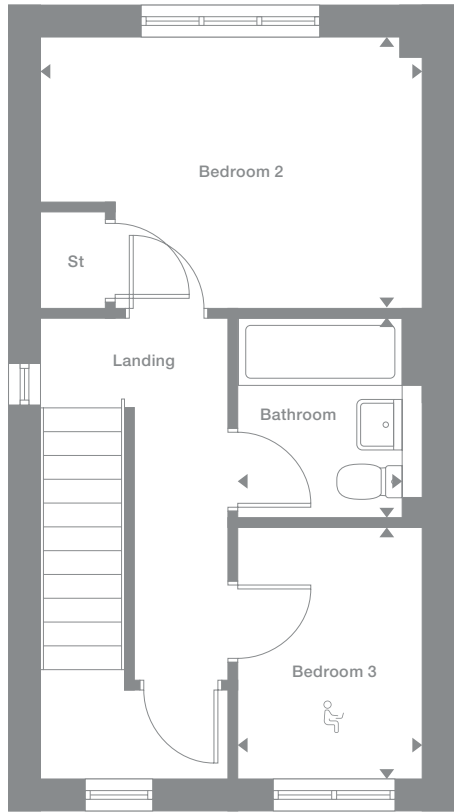
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



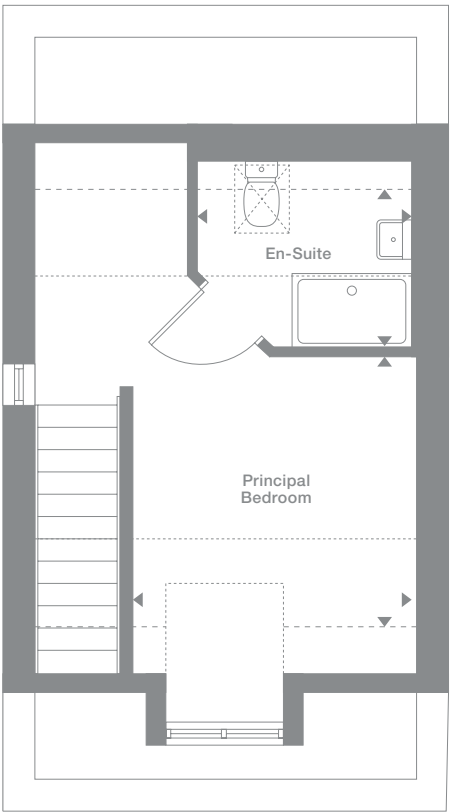
Ground Floor



First Floor



Second Floor



Office space area

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..... Denotes full height ceiling line
---- Denotes 1.500m height ceiling line

Overview

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

Ground Floor

- Lounge**
3.92m x 5.54m
12'11" x 18'2"
- Kitchen/Dining**
2.93m x 2.65m
9'8" x 8'9"
- Laundry**
2.09m x 1.92m
6'10" x 6'4"
- Family**
2.93m x 2.88m
9'8" x 9'6"
- WC**
1.08m x 1.44m
3'7" x 4'9"

First Floor

- Principal Bedroom**
3.40m x 3.12m
11'2" x 10'3"
- En-Suite**
1.77m x 2.06m
5'10" x 6'9"
- Bedroom 2**
2.99m x 3.31m
9'10" x 10'11"
- Bedroom 3**
2.60m x 2.33m
8'6" x 7'8"
- Bathroom**
1.70m x 2.13m
5'7" x 7'0"

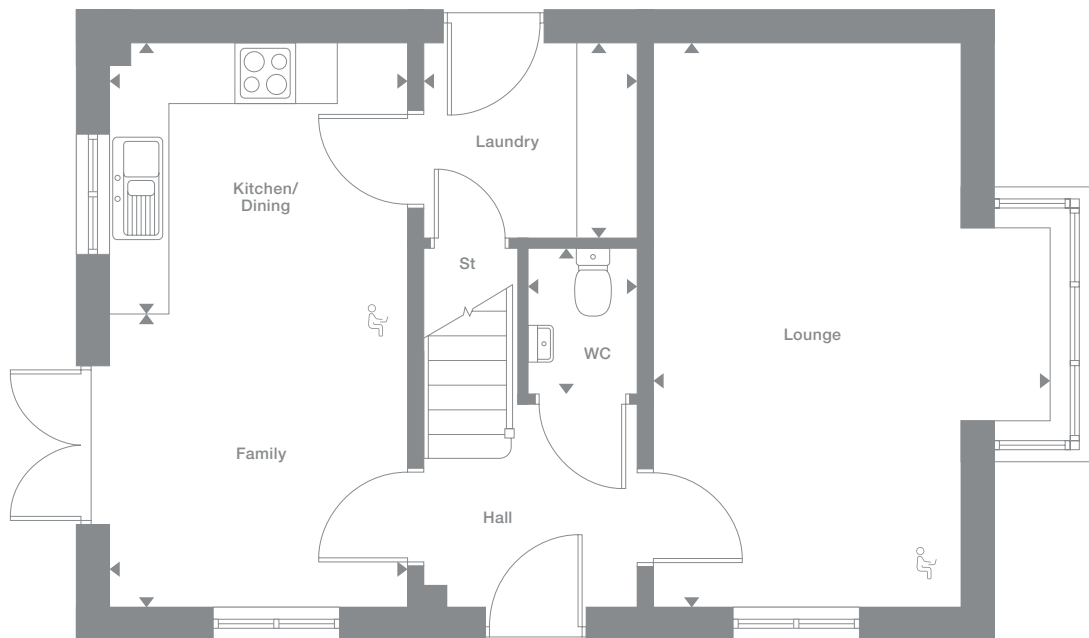
Floor Space

1,016 sq ft

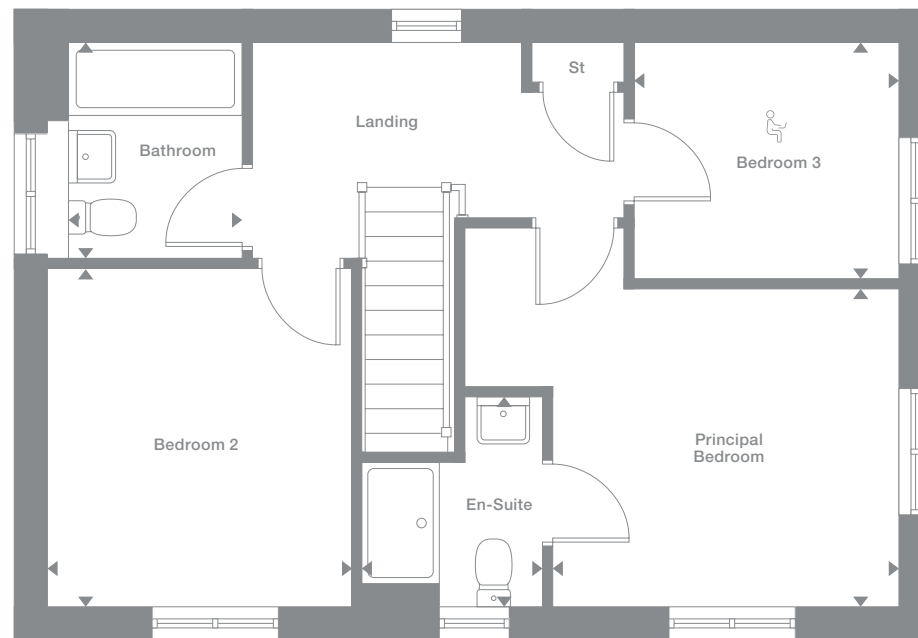
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Ground Floor



First Floor



Office space area

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Beckwood

Overview

With a laundry room to help keep household management separate from the social space, the light, airy kitchen complements an elegant lounge to provide a practical, inviting backdrop to entertaining. The four bedrooms, one of them en-suite, ensure that peace and privacy are always available.

Ground Floor

- Lounge**
3.15m x 4.09m
10'4" x 13'5"
- Kitchen/Dining**
5.20m x 3.06m
17'1" x 10'0"
- Laundry**
2.01m x 1.52m
6'7" x 5'0"
- WC**
1.04m x 1.52m
3'5" x 5'0"

First Floor

- Principal Bedroom**
2.92m x 3.37m
9'7" x 11'1"
- En-Suite**
1.16m x 2.01m
3'1" x 6'7"
- Bedroom 2**
2.55m x 3.34m
8'5" x 11'0"
- Bedroom 3**
2.55m x 2.30m
8'5" x 7'7"
- Bedroom 4**
2.18m x 2.09m
7'2" x 6'10"
- Bathroom**
1.70m x 2.01m
5'7" x 6'7"

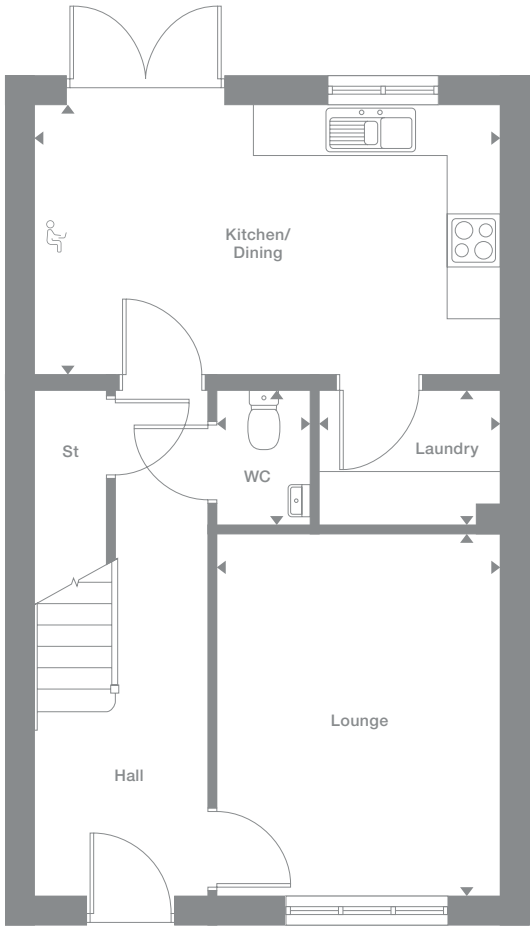
Floor Space

999 sq ft

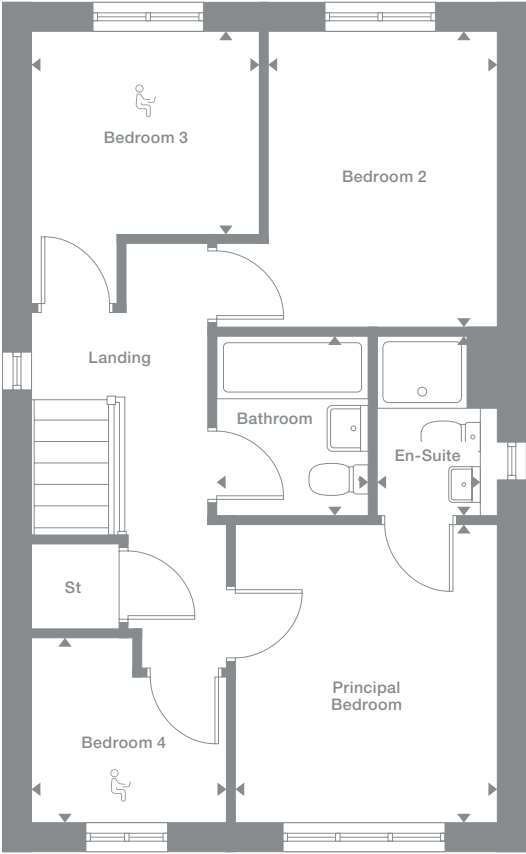
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Blackwood

Overview
 Behind its elegant façade, this is an immensely prestigious family home. Sharing the ground floor with a stylish lounge, the impressive kitchen and dining room offers garden access via french doors. The many practical features include a laundry, a walk-in hall cupboard and an en-suite principal bedroom.

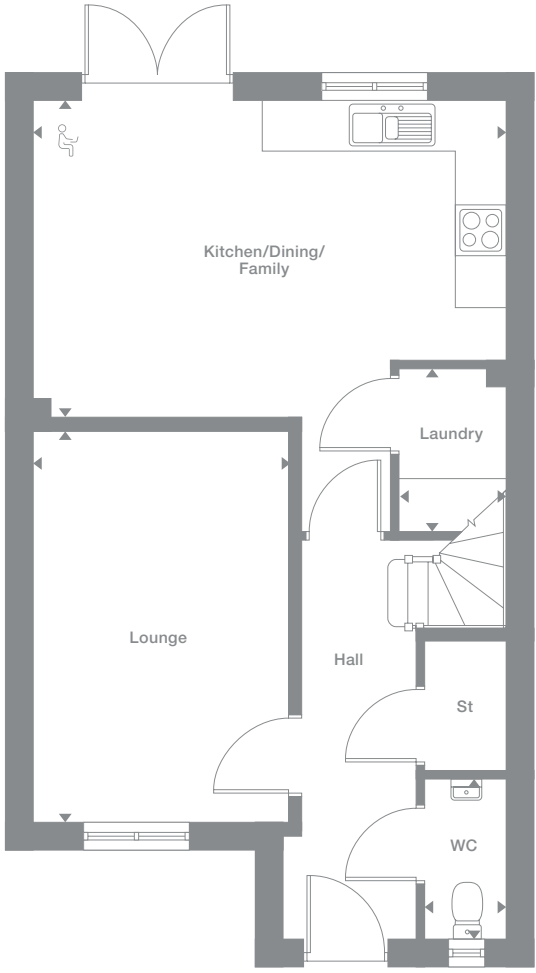
- Ground Floor**
- Lounge
3.00m x 4.59m
9'10" x 15'1"
- Kitchen/Dining/Family
5.55m x 3.72m
18'3" x 12'3"
- Laundry
1.26m x 1.88m
4'2" x 6'2"
- WC
0.95m x 1.86m
3'1" x 6'1"
- First Floor**
- Principal Bedroom
2.84m x 3.88m
9'4" x 12'9"
- En-Suite
2.52m x 1.18m
8'3" x 3'10"
- Bedroom 2
2.61m x 3.53m
8'7" x 11'7"
- Bedroom 3
2.52m x 3.13m
8'3" x 10'4"
- Bedroom 4
2.93m x 2.05m
9'8" x 6'9"
- Bathroom
1.70m x 2.05m
5'7" x 6'9"

Floor Space
 1,088 sq ft

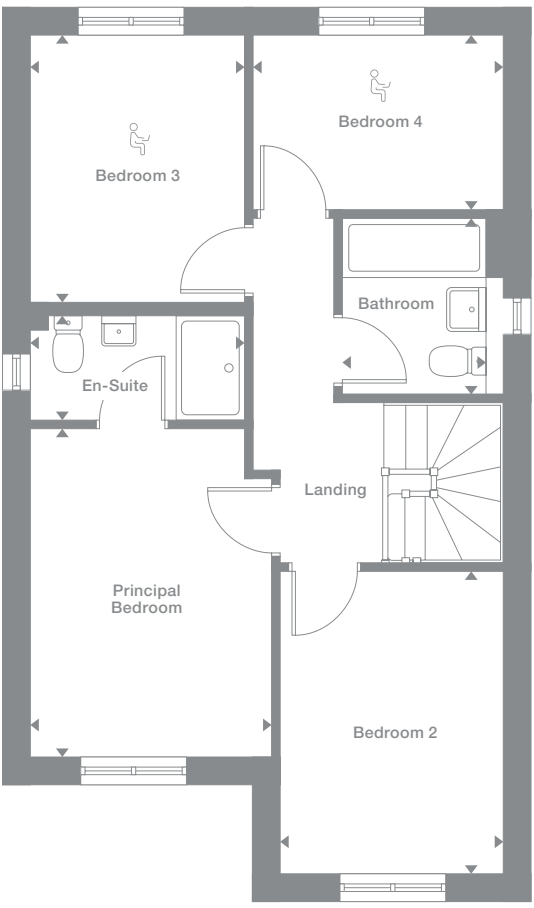
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Hazelwood

Overview

The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

Ground Floor

- Lounge**
3.38m x 4.86m
11'1" x 15'11"
- Kitchen**
2.95m x 3.18m
9'8" x 10'5"
- Dining**
2.91m x 3.18m
9'7" x 10'5"
- Laundry**
1.60m x 2.13m
5'3" x 7'0"
- WC**
1.60m x 0.96m
5'3" x 3'2"

First Floor

- Principal Bedroom**
4.38m x 2.90m
14'5" x 9'6"
- En-Suite**
1.87m x 2.45m
6'2" x 8'1"
- Bedroom 2**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 3**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 4**
3.09m x 2.65m
10'2" x 8'8"
- Bathroom**
1.70m x 2.14m
5'7" x 7'0"

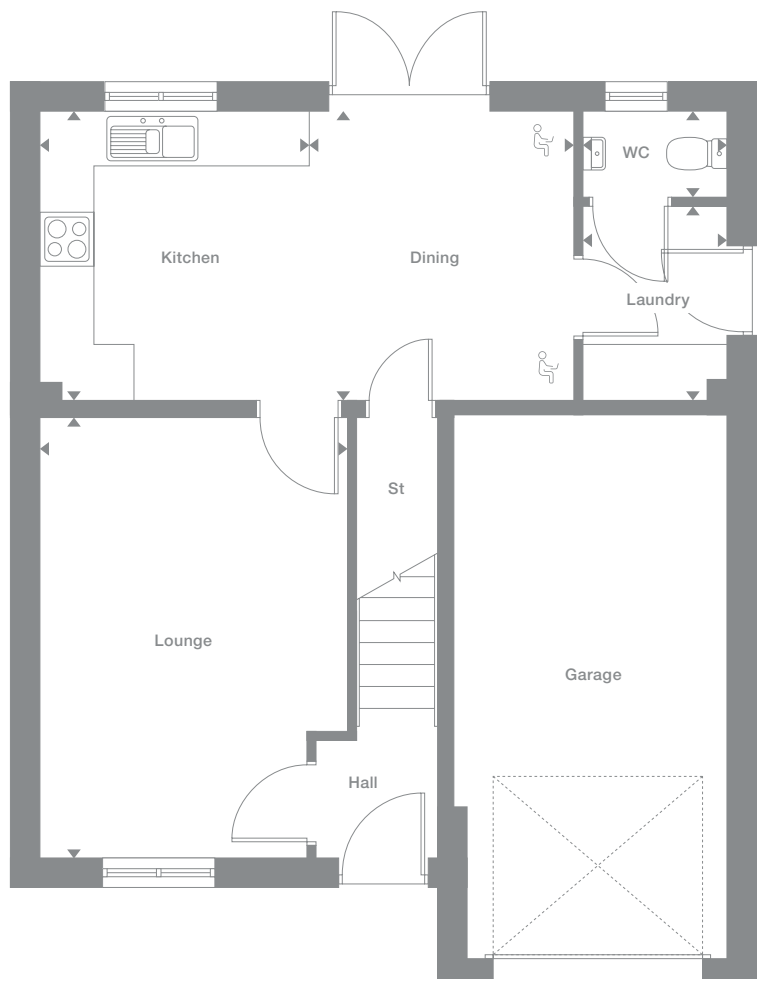
Floor Space

1,150 sq ft

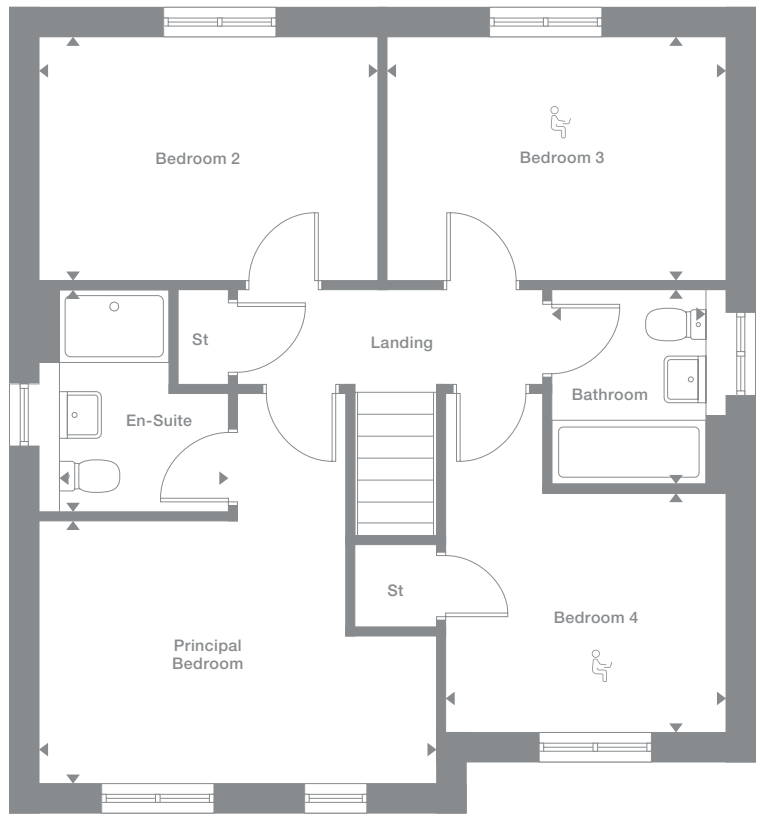
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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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 85 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.

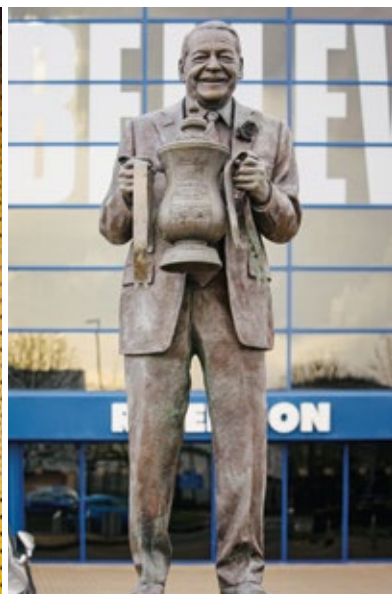
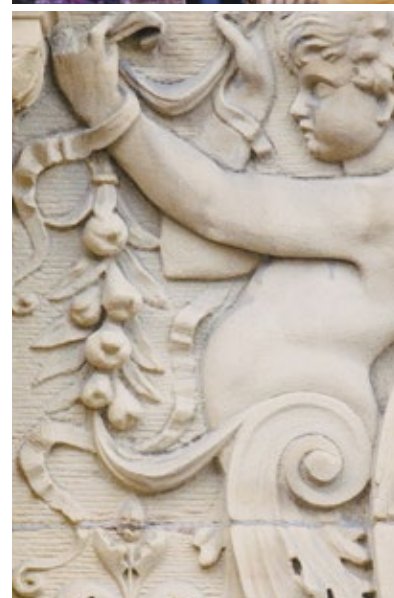
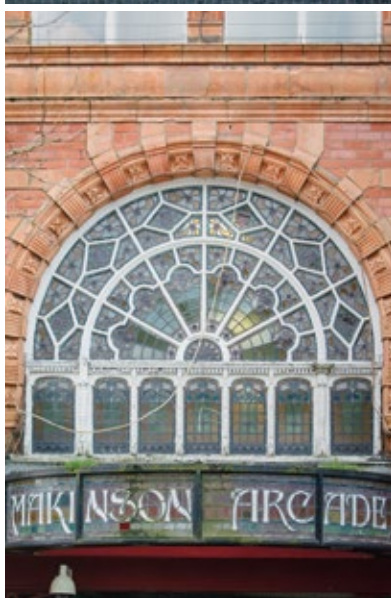
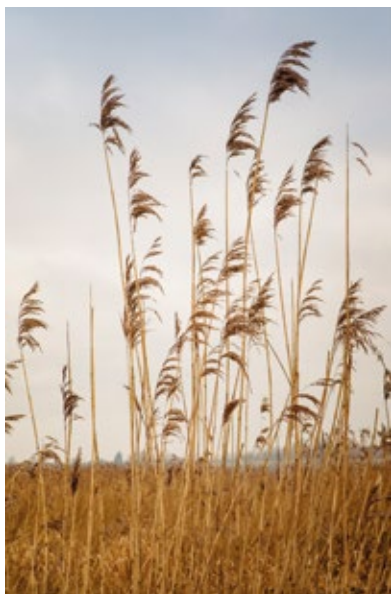
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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



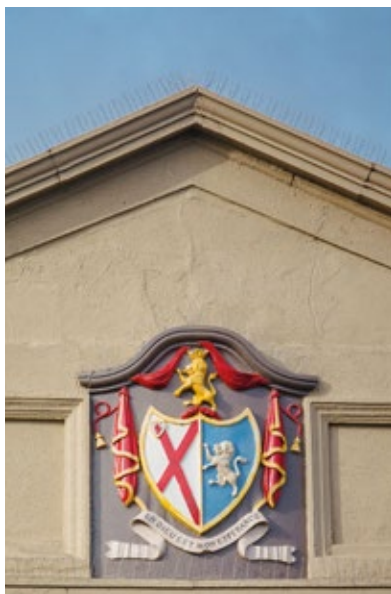
The small shopping precinct in Bryn, five minutes' walk away, includes a pharmacy, a butcher, food takeaways and a large convenience store, open from 6am to 11pm, that incorporates a Post Office. A wider selection can be found in Ashton-in-Makerfield's traditional high street area, less than a mile and a half away, where assorted local traders and services are interspersed with pubs, cafés, and restaurants. There is an Aldi supermarket, and a retail park with larger stores just off the main street. Wigan's picturesque pedestrianised town centre, with its comprehensive choice of high street names, is just four miles away.

Leisure amenities within around 20 minutes' walk include Ashton Leisure Centre, with a gym, swimming pools and sports facilities, a Lions Den fitness centre, and a trampoline park with a climbing wall and soft play area. To the east, the Three Sisters karting track sits alongside a nature reserve, an adventure playground and a boating lake.



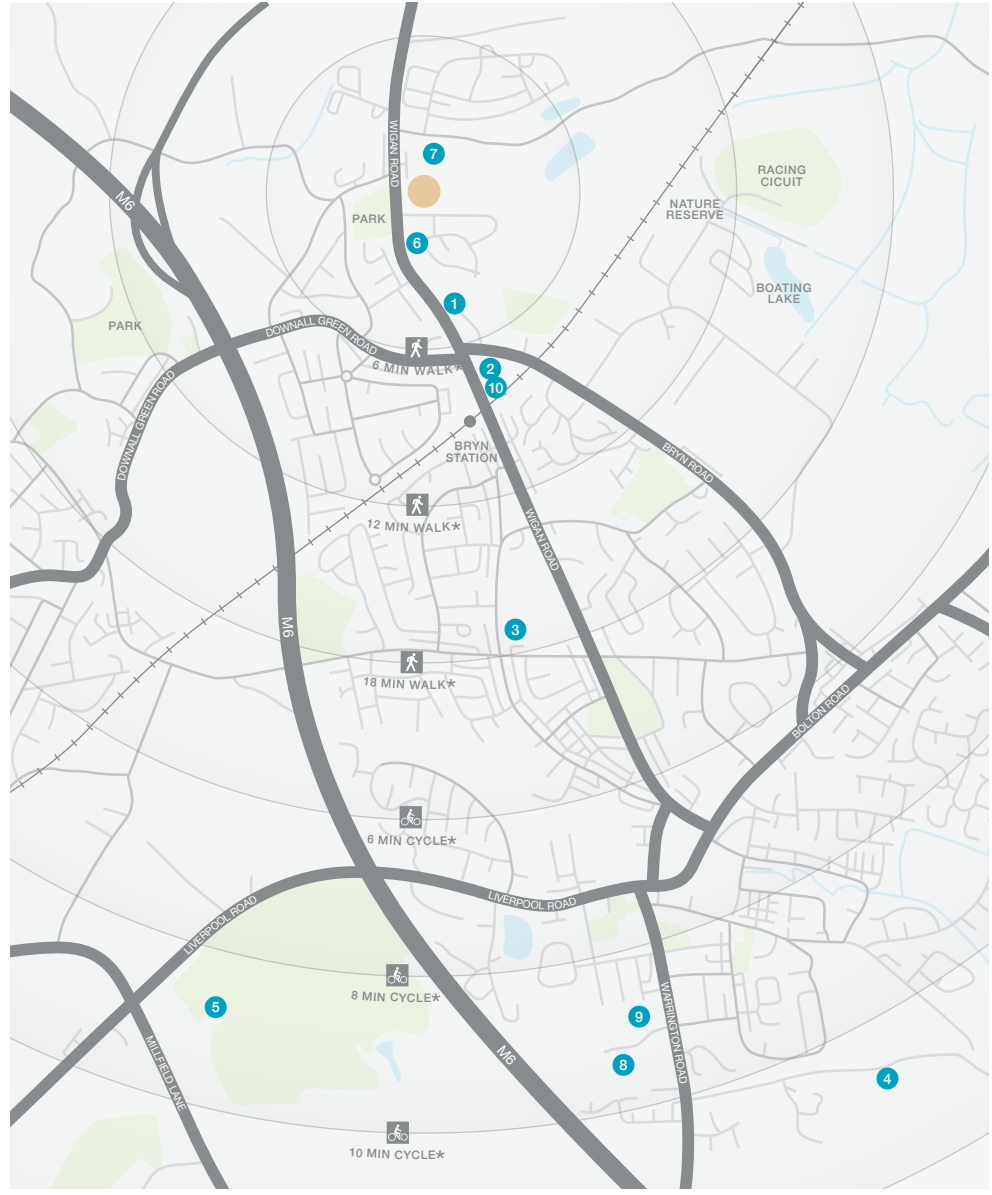
Slightly further away, Haydock Park Racecourse hosts events throughout the year, Ashton-in-Makerfield Golf Club is just over two miles away, and the surrounding towns, including St Helens, Wigan, Warrington and Leigh, offer a choice of theatres, cinemas and live music venues. The area also features some superb outdoor attractions such as canal-side walks, watersports at the Scotman's Flash activity centre, the large Winstanley Park with its reputedly haunted Hall, and Orrell Water Park where there is a coarse fishery, woodlands and fascinating wildlife.

Bryn Cross Surgery, five minutes' walk away, is the nearest of two convenient GP practices, and a nursery 250 yards from the development, Brooklands Childcare, complements a choice of local schools. Landgate Primary, a few minutes' walk away, is assessed as 'Good' by Ofsted, and there are C of E and RC primary schools within walking distance. One of the two high schools in Ashton-in-Makerfield, Byrchall High School, is included in the first phase of the government's schools rebuilding programme.



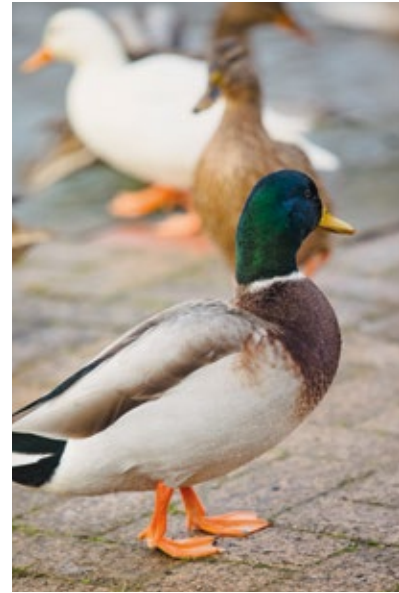
Useful Contacts

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 McColl's Convenience Store
308-338 Wigan Road
01942 723 186
- 2 Boots Pharmacy
254-256 Wigan Road
01924 727 176
- 3 Ashton Leisure Centre
Old Road
01942 720 826
- 4 Haydock Park Racecourse
Newton-le-Willows
01942 725 963
- 5 Ashton-in-Makerfield Golf Club
Liverpool Road
01942 719 330
- 6 Brooklands Childcare
Rose Hill
01942 760 066
- 7 Landgate School
Landgate Lane
01942 776 688
- 8 Byrchall High School
Warrington Road
01942 728 221
- 9 St Edmund Arrowsmith Catholic High School
Rookery Avenue
01942 728 651
- 10 Bryn Cross Surgery
246 Wigan Road
01942 727 270

* 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
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03330 608 564

From the M6 northbound
Leave the M6 at junction 25, joining the A49 for Wigan. One mile after leaving the motorway take the second roundabout exit, for Ashton via the A49. Follow the A49 Wigan Road for half a mile then, with a park on the right, turn left into Bryn Green Avenue. Eston View is on the left.

From the M6 southbound
Leave the M6 at junction 24 to join the A58 for Ashton. Turn left at the T-junction and carry on for three-quarters of a mile, passing through a shopping area as the road curves left, then, facing the Robin Hood pub, turn left into the A49 Wigan Road. After a few yards, bear right at the lights then carry on for a little over a mile, passing through another small shopping precinct. With a park on the left, turn right into Bryn Green Avenue. Eston View is on the left.

Sat Nav: WN4 0BS



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE TRADINGSTANDARDS.UK

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 for development opening times or call 03330 608 564

Sat Nav: WN4 0BS

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millerhomes.co.uk

millerhomes

the place to be[®]