

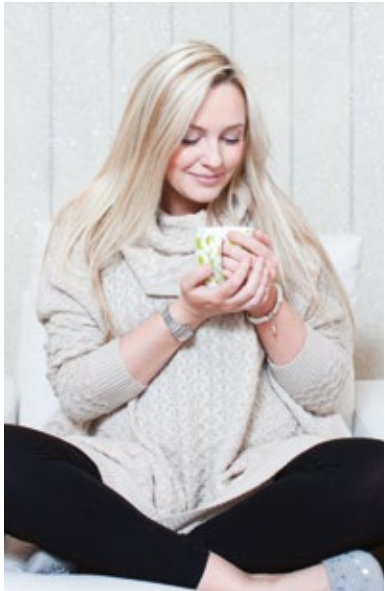


**Fairfield Gardens  
Widnes**

**millerhomes**

*the place to be®*

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.



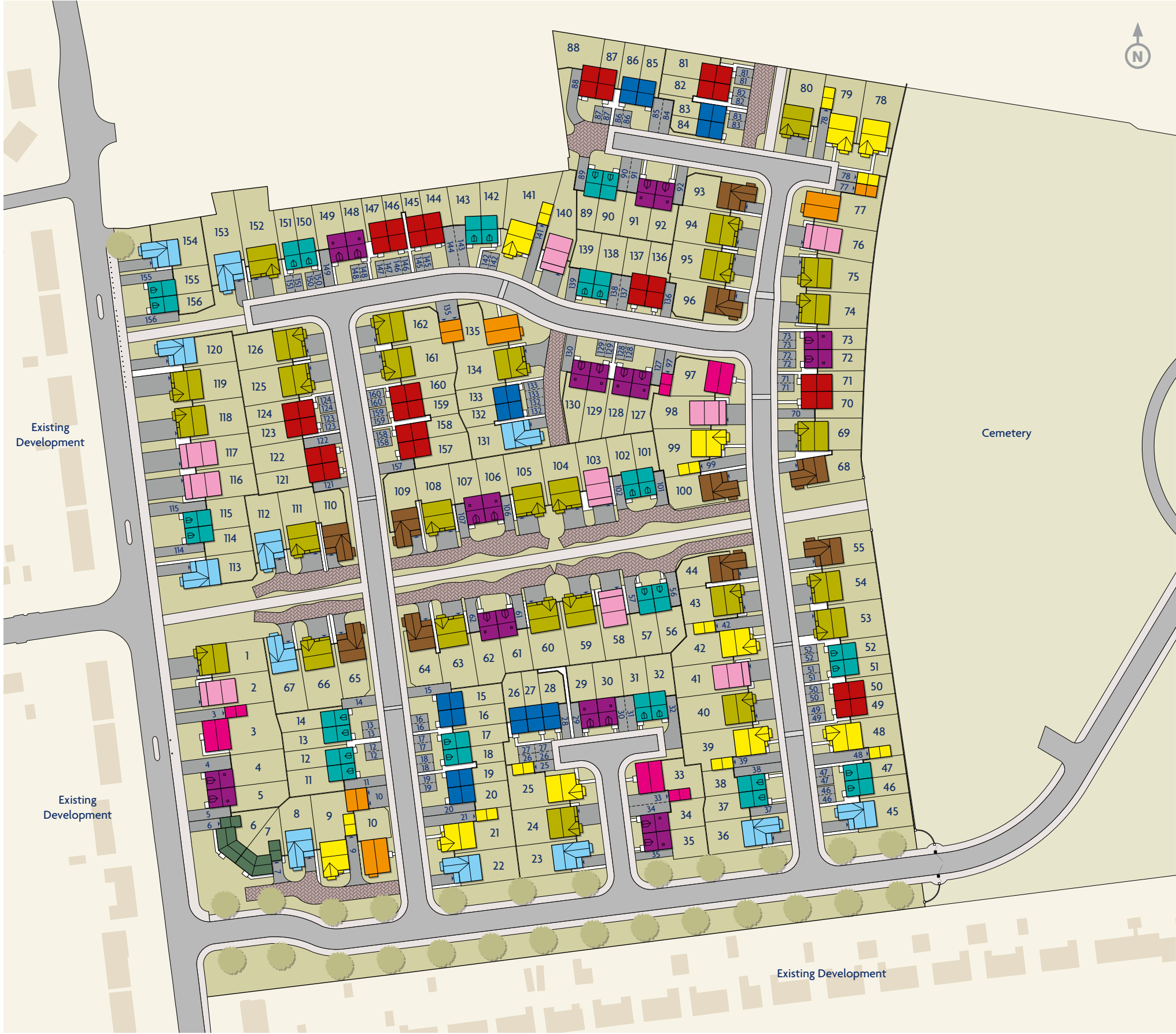
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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation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









There are several green spaces nearby, including Victoria Park with its pond and children's play area, and sports and play facilities at Crow Wood Park. Widnes Golf Club is just a mile from Fairfield Gardens, and Kingsway Leisure Centre includes swimming and teaching pools, squash courts, a cycling studio and a gym. Widnes also has a popular trampoline park, and the Hive Leisure Park, on the southern edge of the town, includes a bowling alley, multiplex cinema, ice rink and a choice of bars and restaurants.

Fairfield Gardens is just a few yards from Beaconsfield Primary Care Centre, which houses a large GP practice as well as a late night pharmacy, and there is a dental surgery a few minutes walk away in Peel House Lane. Fairfield Junior and Infant schools, assessed as 'Good' by Ofsted, and St Bede's RC Junior and Infant schools, rated 'Outstanding', are both within a short walk. The secondary schools, St Peter and Paul RC College, an Ofsted 'Good' school, and Wade Deacon High, which achieved a remarkable 'Outstanding' status in every aspect of its inspection, are both less than a mile from the development.





Occupying a very special site in a popular residential area of Widnes, just a short walk from the vibrant town centre with its mix of traditional markets and contemporary malls yet with all the benefits of easy access to the M62 and excellent transport links with Liverpool and other major centres, Fairfield Gardens presents a beautifully landscaped selection of two, three and four bedroom homes arranged around a welcoming tree-lined avenue. Welcome to Fairfield Gardens...

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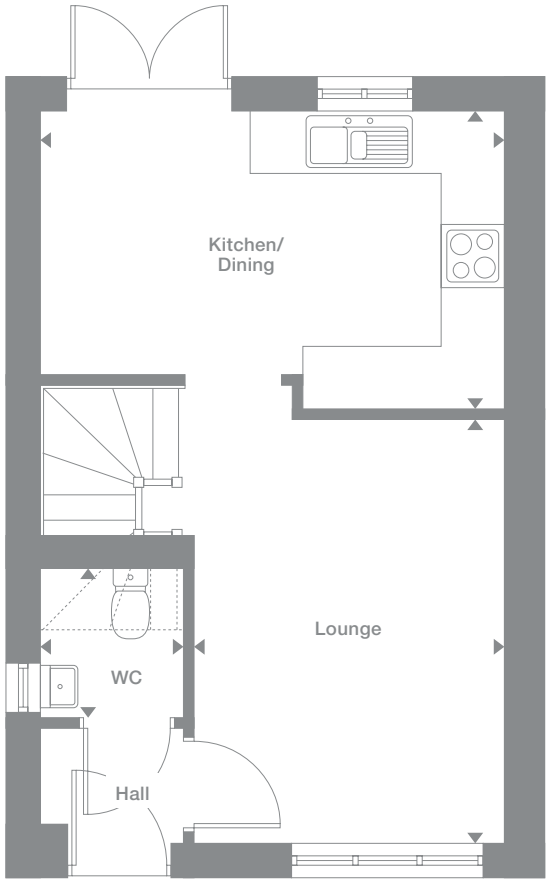
**Overview**  
The walk-through between the lounge and dining area allows light from the front-facing window and the french doors to bring natural light flowing through both rooms, bringing a sense of space that is enhanced by an open-plan staircase leading to two comfortable bedrooms, one with a built-in wardrobe.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.950m x 4.020m 9'8" x 13'2"	<b>Master Bedroom</b> 4.390m max x 3.267m max 14'5" x 10'9"
<b>Kitchen/Dining</b> 4.390m x 2.835m max 14'5" x 9'4"	<b>Bedroom 2</b> 1.981m x 3.588m 6'6" x 11'9"
<b>WC</b> 1.347m x 1.400m 4'5" x 4'7"	<b>Bathroom</b> 2.316m x 1.918m 7'7" x 6'4"

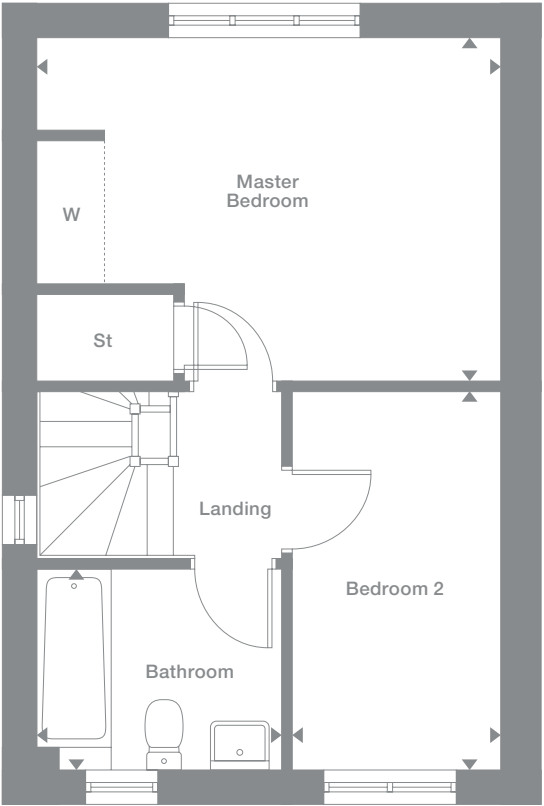
**Floor Space**  
657 sq ft  
61m<sup>2</sup>



Ground Floor



First Floor



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† End terrace only

Please note: plots may be a mirror image of plans shown above.  
Please speak to Sales Adviser for details

# Wilde

### Overview

Behind the entrance canopy and decorative brickwork, the Wilde presents both comfort and convenience. French doors add both flexibility and a focal point to an L-shaped living and dining room that shares the ground floor with a beautifully planned kitchen.

### Ground Floor

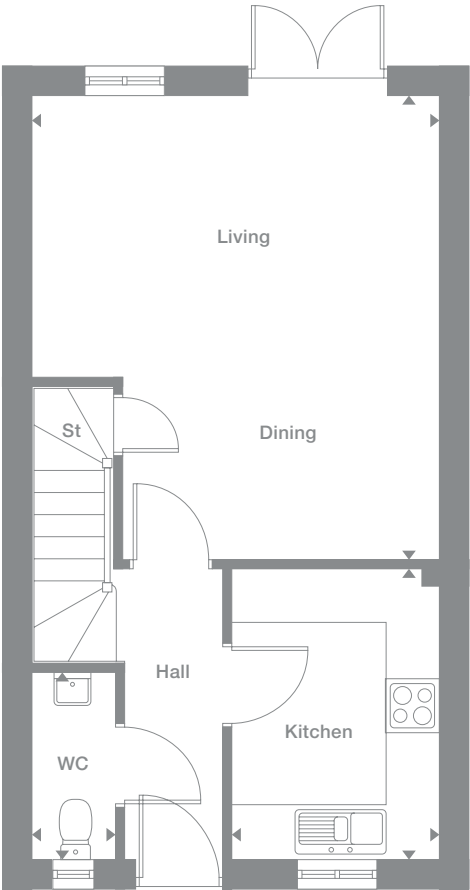
- Living/Dining**  
4.574m max x 5.162m max  
15'0" x 16'9"
- Kitchen**  
2.348m x 3.217m  
7'7" x 10'5"
- WC**  
0.983m x 2.100m  
3'2" x 6'8"
- First Floor**  
**Master Bedroom**  
4.575m max x 3.252m max  
15'0" x 10'6"
- Bedroom 2**  
2.415m x 3.362m  
7'9" x 11'0"
- Bedroom 3**  
2.097m x 2.264m  
6'8" x 7'4"
- Bathroom**  
2.415m x 1.735m  
7'9" x 5'6"

### Floor Space

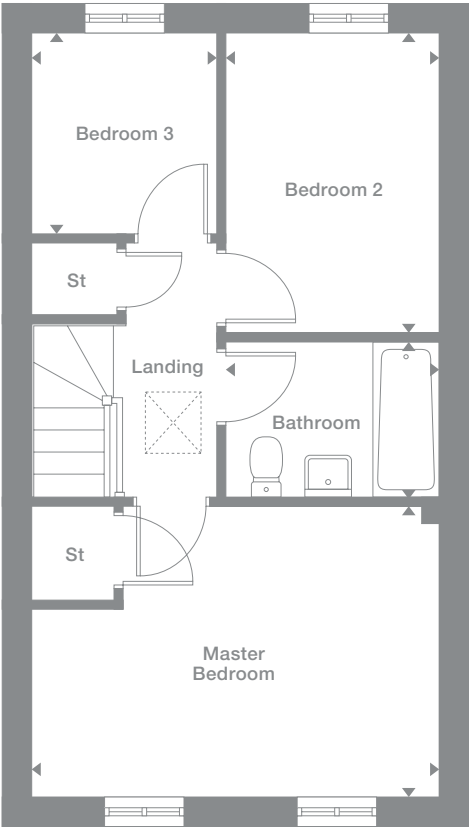
819 sq ft  
76m²



Ground Floor



First Floor



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# Tolkien

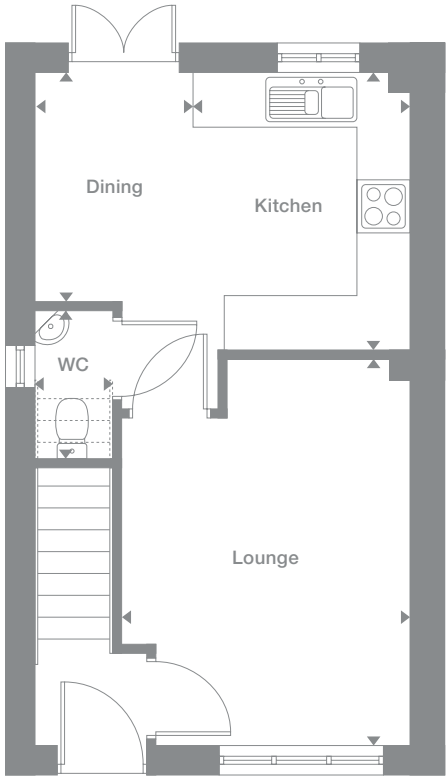
**Overview**  
The lounge of this two and a half story home opens directly on to a kitchen and dining room featuring french doors, an arrangement that combines convenience with a light, airy attractiveness. The dormer bedroom, accessed by a private staircase, includes en-suite facilities and a built-in wardrobe.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.192m max x 4.272m max 10'6" x 14'0"	<b>Bedroom 2</b> 4.140m max x 2.600m max 13'7" x 8'6"
<b>Dining</b> 1.738m x 2.536m 5'8" x 8'4"	<b>Bedroom 3</b> 2.135m x 2.734m 7'0" x 9'0"
<b>Kitchen</b> 2.402m x 3.065m 7'11" x 10'1"	<b>Bathroom</b> 2.135m x 1.910m 7'0" x 6'3"
<b>WC</b> 0.855m x 1.630m 2'10" x 5'4"	

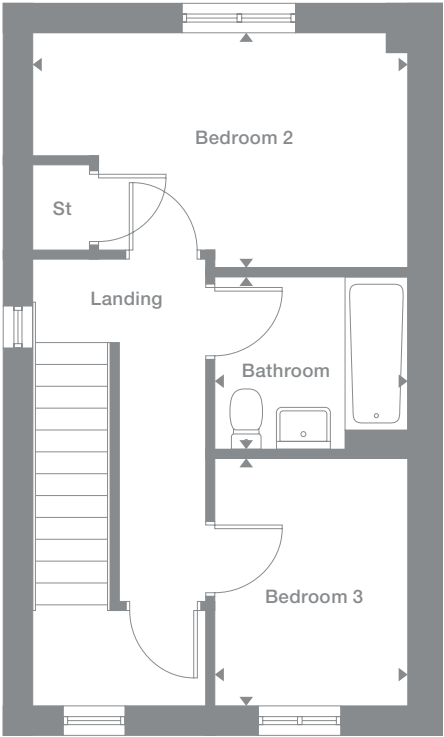
<b>Second Floor</b>	<b>Floor Space</b>
<b>Master Bedroom</b> 3.192m x 2.902m 11'5" HGT. L. 10'6" x 9'6"	892 sq ft 82m <sup>2</sup>
<b>En-Suite</b> 2.147m max x 1.827m 13'6" HGT. L. 7'1" x 6'0"	



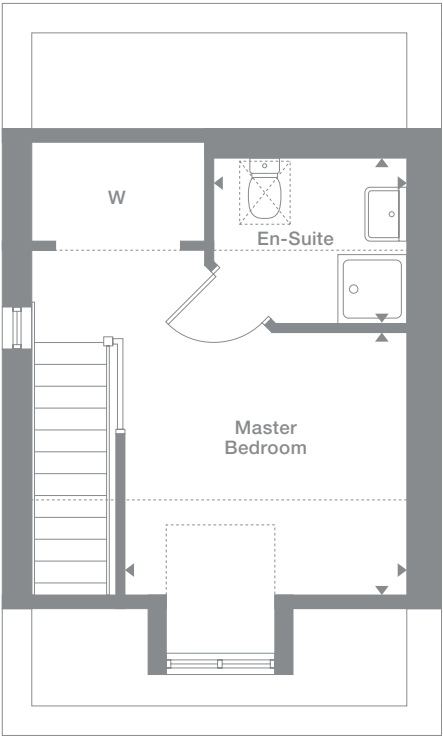
Ground Floor



First Floor



Second Floor



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# Malory

## Overview

The feature bay window that adds character to the elevation also introduces an impressive focal point to the lounge, while french doors keep the kitchen and dining room bright, cool and welcoming. An inviting staircase leads to an en-suite master bedroom with a spacious built-in wardrobe.

## Ground Floor

- Lounge**  
3.850m max x 5.257m max  
12'8" x 17'3"
- Dining**  
1.950m x 3.692m  
6'5" x 12'1"
- Kitchen**  
1.852m x 3.692m  
6'1" x 12'1"
- WC**  
2.006m x 1.020m  
6'7" x 3'4"
- Master Bedroom**  
3.850m max x 3.047m  
12'8" x 10'0"
- En-Suite**  
2.844m max x 1.117m max  
9'4" x 3'8"
- Bedroom 2**  
4.019m x 4.192m max  
13'2" x 13'9"
- Bedroom 3**  
2.838m x 3.547m  
9'4" x 11'8"
- Bathroom**  
3.010m max x 1.700m max  
9'11" x 5'7"

## Plots

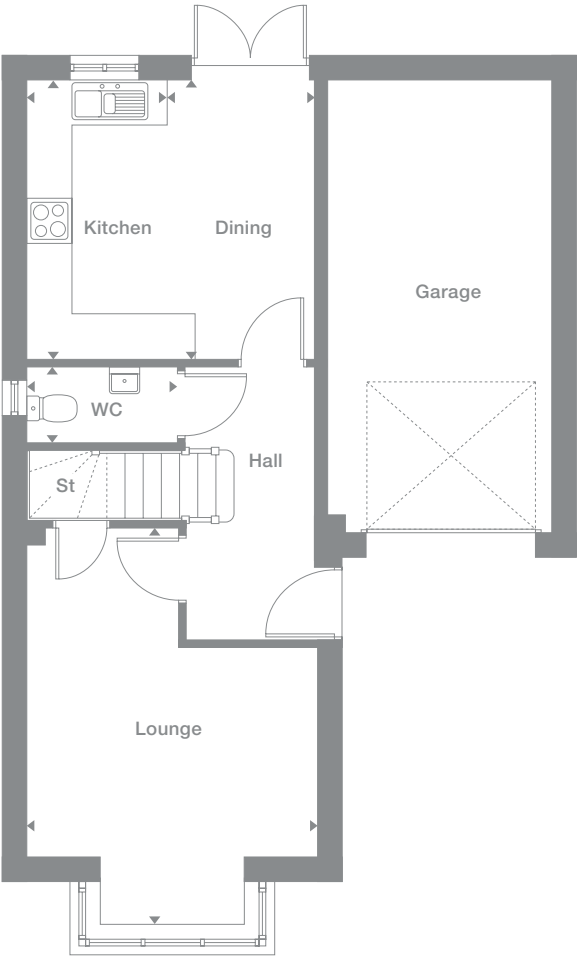
08, 22,  
23\*, 36\*,  
45, 67\*,  
112, 113\*,  
120, 131,  
154

## Floor Space

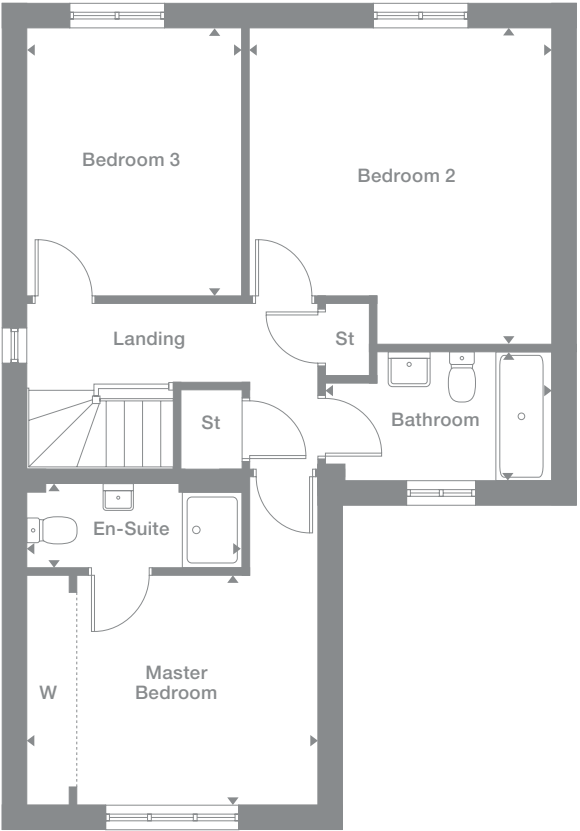
1,068 sq ft  
99m<sup>2</sup>



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above



# Malory DA

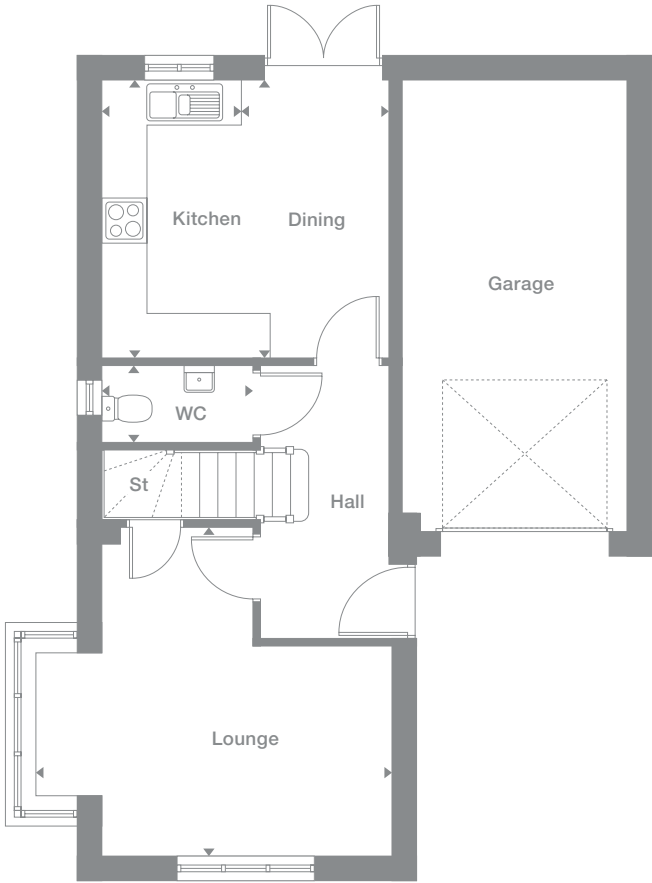
**Overview**  
The exciting, light-filled dual aspect lounge, with its superb bay window forming an attractive focal point, complements an airy kitchen where the dining area includes french doors to create an exceptionally bright, welcoming appeal. The master bedroom is also dual-aspect and includes a built-in wardrobe.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.750m max x 4.357m max 15'7" x 14'4"	<b>Master Bedroom</b> 3.850m max x 3.047m 12'8" x 10'0"
<b>Dining</b> 1.950m x 3.692m 6'5" x 12'1"	<b>En-Suite</b> 2.844m max x 1.117m max 9'4" x 3'8"
<b>Kitchen</b> 1.852m x 3.692m 6'1" x 12'1"	<b>Bedroom 2</b> 4.019m x 4.192m max 13'2" x 13'9"
<b>WC</b> 2.006m x 1.020m 6'7" x 3'4"	<b>Bedroom 3</b> 2.838m x 3.547m 9'4" x 11'8"
	<b>Bathroom</b> 3.010m max x 1.700m max 9'11" x 5'7"

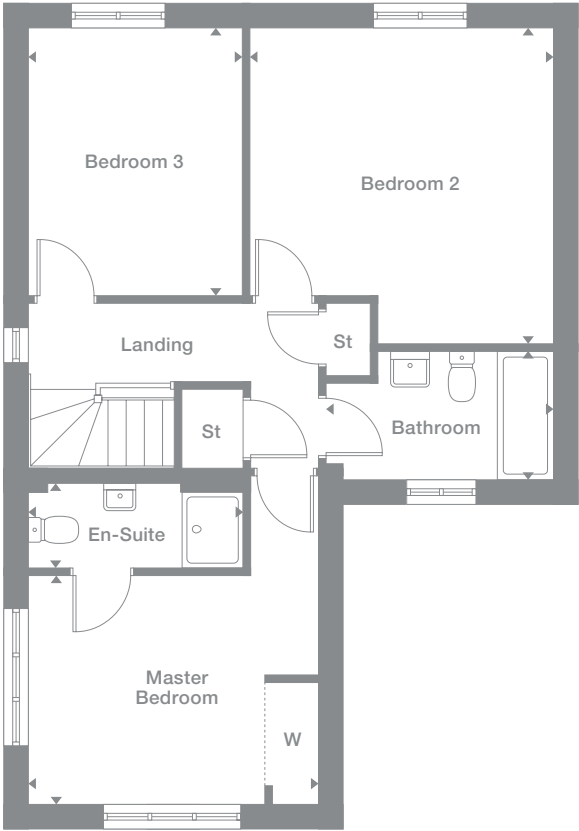
<b>Plots</b> 44*, 55, 64*, 65, 68*, 93*, 96, 100, 109, 110*	<b>Floor Space</b> 1,068 sq ft 99m <sup>2</sup>
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Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

# Greene

### Overview

French doors in the lounge and an elegant bay window in the dining room fill this stylish home with natural light. The laundry room adds amenity to the beautifully planned kitchen, and the feature staircase ascends to a gallery landing and four bedrooms, one of them en-suite with a built-in wardrobe.

### Ground Floor

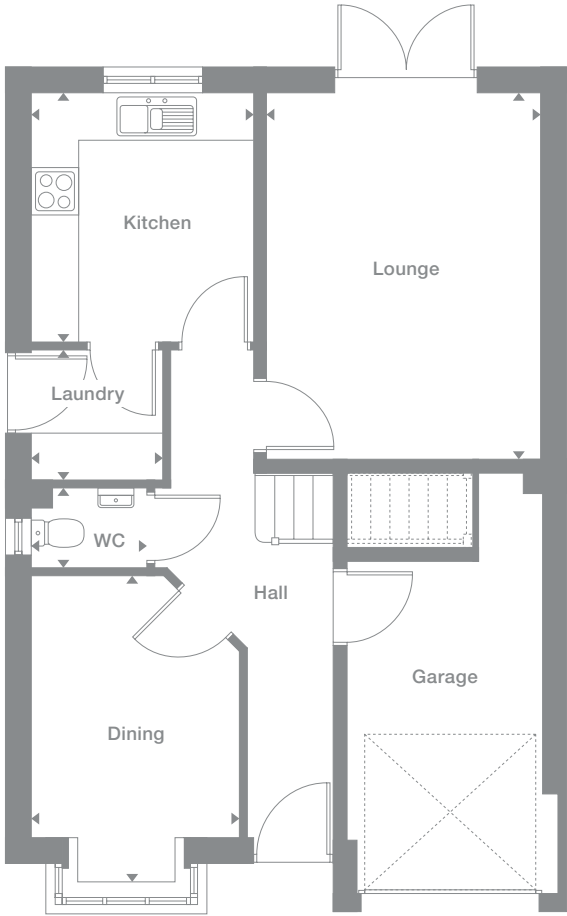
<b>Lounge</b> 3.470m x 4.617m 11'5" x 15'2"	<b>First Floor</b> <b>Master Bedroom</b> 3.409m max x 2.972m 11'2" x 9'9"
<b>Dining</b> 2.621m max x 3.908m max 8'7" x 12'10"	<b>En-Suite</b> 2.559m max x 2.010m max 8'5" x 6'7"
<b>Kitchen</b> 2.800m x 3.147m 9'2" x 10'4"	<b>Bedroom 2</b> 3.390m x 2.782m 11'1" x 9'2"
<b>Laundry</b> 1.657m x 1.652m 5'5" x 5'5"	<b>Bedroom 3</b> 2.918m x 2.135m 9'7" x 7'0"
<b>WC</b> 1.460m x 1.007m 4'9" x 3'4"	<b>Bedroom 4</b> 2.937m x 1.778m 9'8" x 5'10"
	<b>Bathroom</b> 1.888m x 1.881m 6'2" x 6'2"

### Floor Space

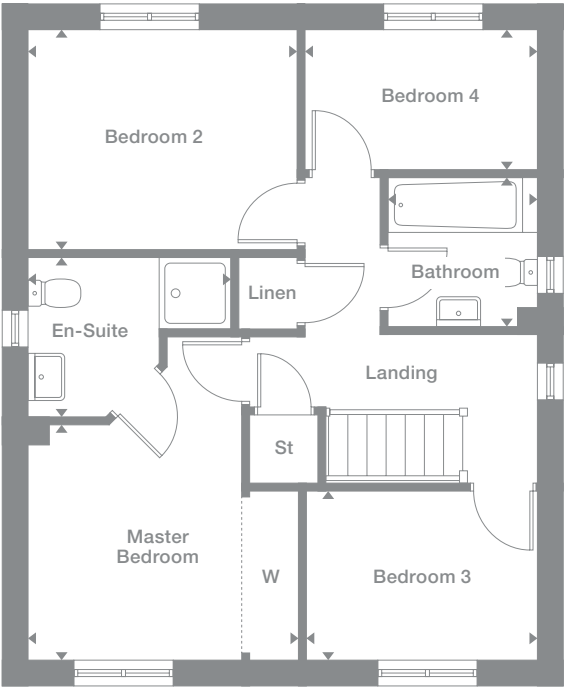
1,072 sq ft  
99m<sup>2</sup>



### Ground Floor



### First Floor



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Rolland

Overview

With french doors adding a focal point to the dining area, the ground floor accommodation presents a superb, practical setting for entertaining. Three of the four bedrooms are on the first floor and the superb dual aspect en-suite master bedroom with an internal staircase, built-in wardrobe and delightful dormer window is situated on the second floor.

Ground Floor

<b>Lounge</b> 3.872m max x 3.766m 12'8" x 12'4"	<b>Bedroom 2</b> 2.872m x 3.082m 9'5" x 10'1"
<b>Dining</b> 2.520m x 2.478m 8'3" x 8'2"	<b>Bedroom 3</b> 2.517m x 2.218m 8'3" x 7'3"
<b>Kitchen</b> 2.300m x 3.571m 7'7" x 11'9"	<b>Bedroom 4</b> 2.210m max x 2.218m max 7'3" x 7'3"
<b>WC</b> 1.500m x 1.000m 4'11" x 3'3"	<b>Bathroom</b> 1.700m x 1.944m 5'7" x 6'5"

First Floor

Second Floor

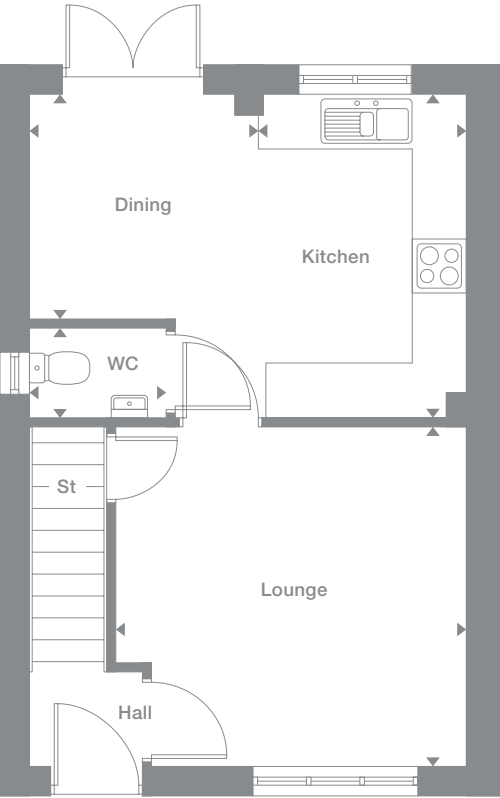
<b>Master Bedroom</b> 3.872m x 4.185m 11'5" HGT. L. 12'8" x 13'9"	<b>En-Suite</b> 2.466m x 1.618m 12'7" HGT. L. 8'1" x 5'4"
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Floor Space

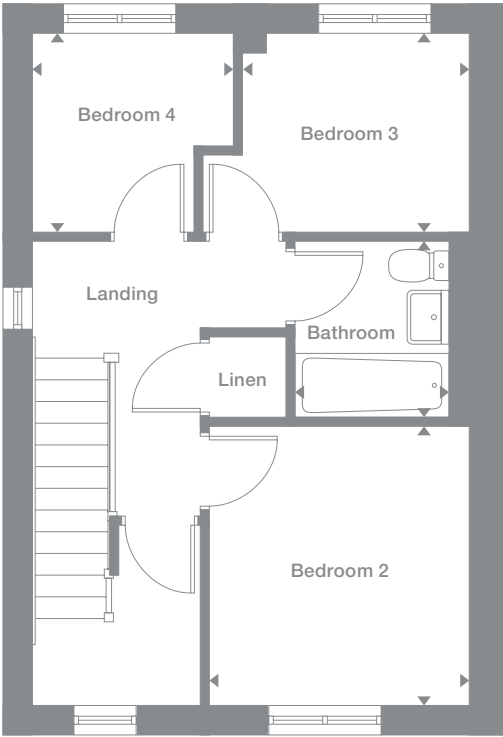
1,086 sq ft  
100m<sup>2</sup>



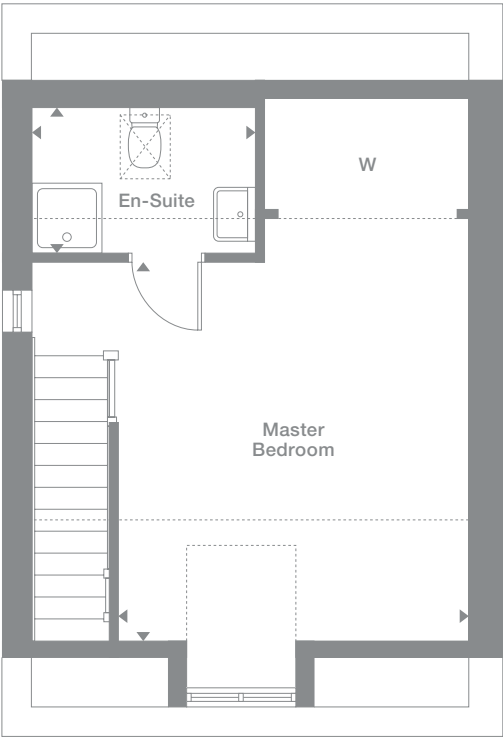
Ground Floor



First Floor



Second Floor



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# Glenmuir

## Overview

Complementing an elegant, bay-windowed lounge, the large kitchen and dining room with its french doors and separate laundry room provides a superb setting for convivial daily life as well as for entertaining. Upstairs, the feature landing leads to four bedrooms, including a master suite with a shower room and built-in wardrobe.

## Ground Floor

**Lounge**  
3.392m x 5.866m max  
11'2" x 19'3"

**Dining**  
2.833m x 3.077m  
9'4" x 10'1"

**Kitchen**  
3.410m x 3.077m  
11'2" x 10'1"

**WC**  
1.663m x 1.172m  
5'5" x 3'10"

**Laundry**  
1.663m x 1.810m  
5'5" x 5'11"

## First Floor

**Master Bedroom**  
3.392m x 4.070m max  
11'2" x 13'4"

**En-Suite**  
1.840m x 1.686m  
6'0" x 5'6"

**Bedroom 2**  
2.525m x 4.148m max  
8'3" x 13'7"

**Bedroom 3**  
2.790m max x 4.030m max  
9'2" x 13'3"

**Bedroom 4**  
2.915m max x 3.137m max  
9'7" x 10'4"

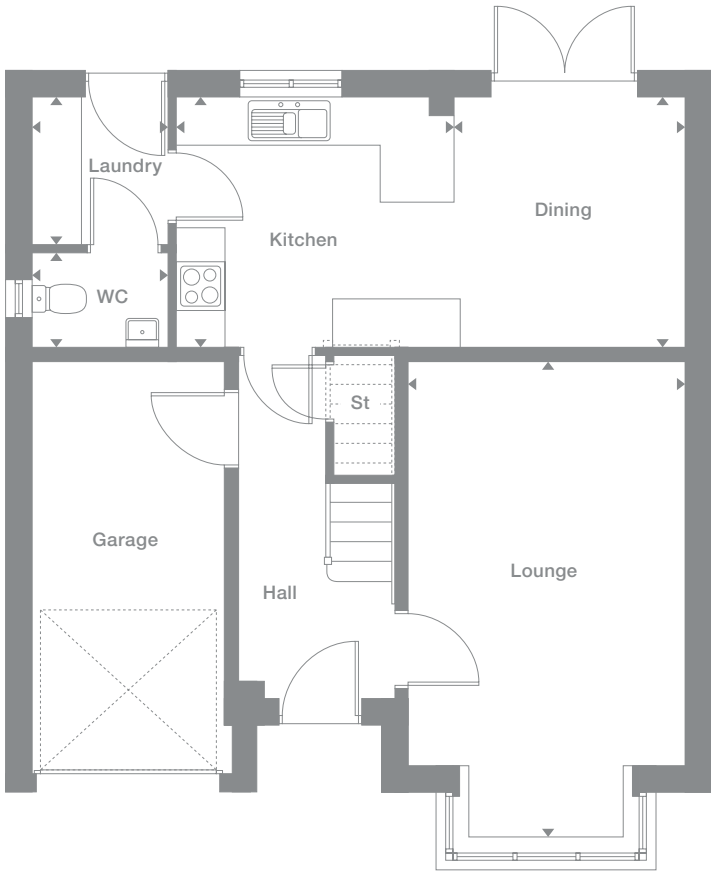
**Bathroom**  
2.108m x 1.928m  
6'11" x 6'4"

## Floor Space

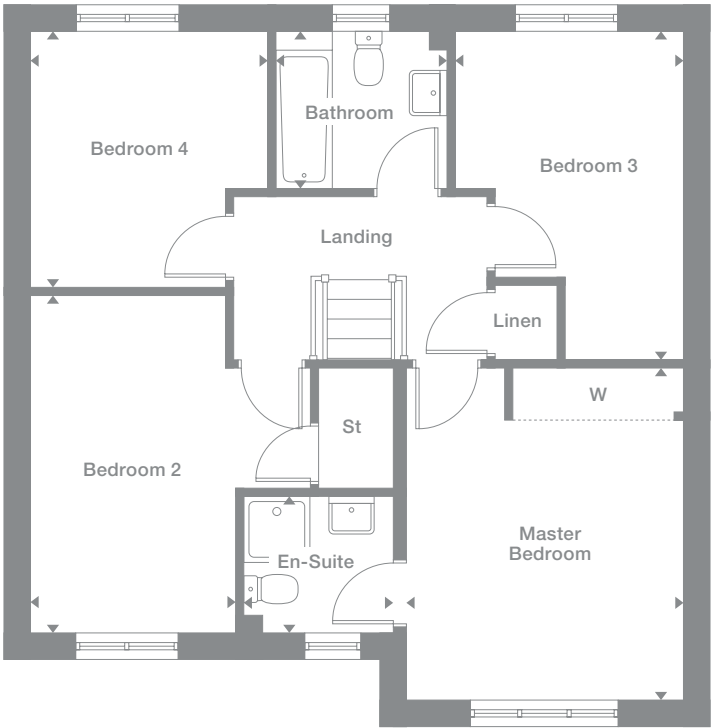
1,233 sq ft  
114m<sup>2</sup>



## Ground Floor



## First Floor



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# Mitford

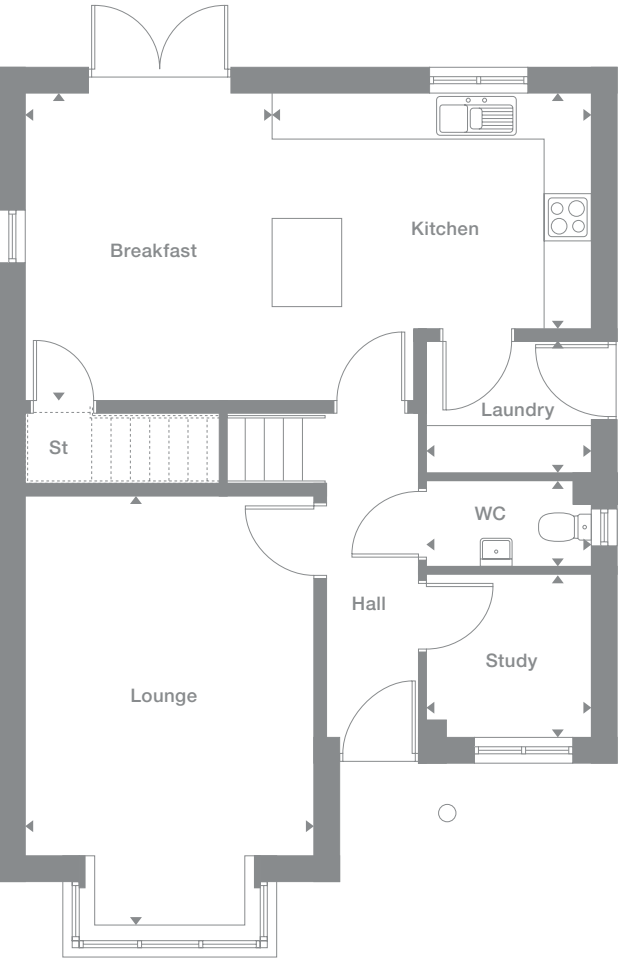
**Overview**  
With its french doors and a separate laundry room, the dual aspect kitchen forms a natural family gathering place. This home benefits from a separate study while a feature bay window introduces a focal point to the classic, elegant lounge. Four bedrooms, including an en-suite master bedroom, provide peace and privacy when the mood demands.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.651m max x 5.446m max 12'0" x 17'10"	<b>Master Bedroom</b> 3.651m max x 4.603m max 12'0" x 15'1"
<b>Kitchen</b> 4.032m x 2.993m 13'3" x 9'10"	<b>En-Suite</b> 1.618m max x 2.073m max 5'4" x 6'10"
<b>Breakfast</b> 3.114m x 3.885m 10'3" x 12'9"	<b>Bedroom 2</b> 3.793m x 2.758m 12'5" x 9'1"
<b>WC</b> 2.087m x 1.082m 6'10" x 3'7"	<b>Bedroom 3</b> 3.260m x 2.758m 10'8" x 9'1"
<b>Laundry</b> 2.087m x 1.660m 6'10" x 5'5"	<b>Bedroom 4</b> 2.087m x 3.147m 6'10" x 10'4"
<b>Study</b> 2.087m x 2.060m 6'10" x 6'9"	<b>Bathroom</b> 2.729m max x 2.040m max 8'11" x 6'8"

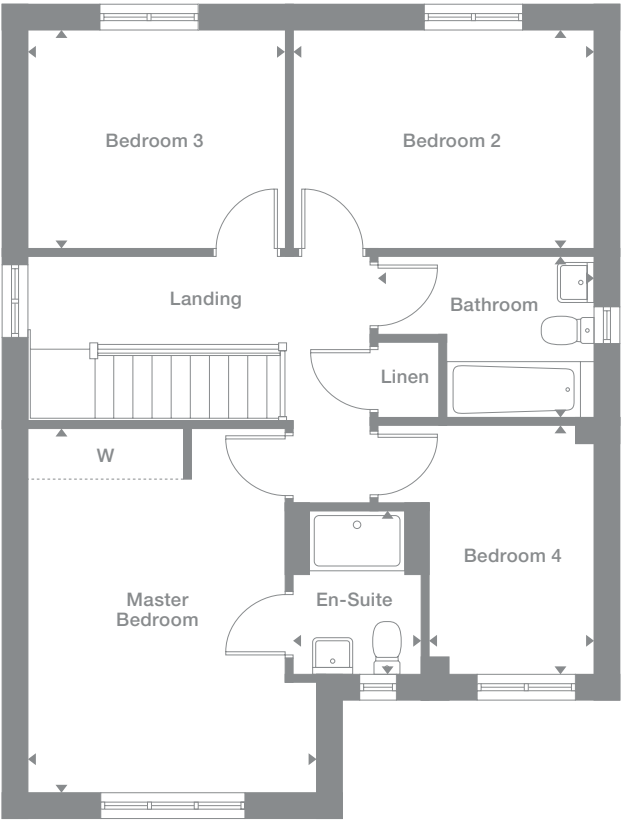
**Floor Space**  
1,388 sq ft  
128m²



Ground Floor



First Floor



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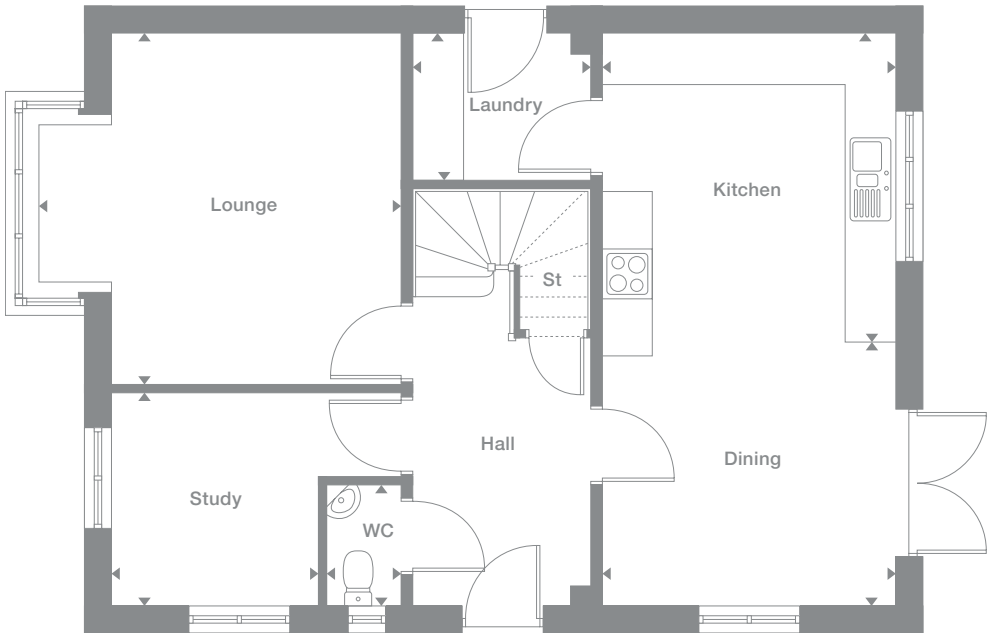
**Overview**  
Designed around an impressive, welcoming hall, this outstandingly bright home features dual aspect outlooks in the kitchen/dining room, the study and two of the four bedrooms. The lounge maintains the natural lighting with a stylish bay window, while the laundry room and en-suite master bedroom reflect the attention to practical detail.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.362m max x 4.216m 14'4" x 13'10"	<b>Master Bedroom</b> 3.574m x 4.352m max 11'9" x 14'3"
<b>Dining</b> 3.517m x 3.164m 11'6" x 10'5"	<b>En-Suite</b> 2.126m x 1.760m 7'0" x 5'9"
<b>Kitchen</b> 3.517m x 3.700m 11'6" x 12'2"	<b>Bedroom 2</b> 3.519m x 4.266m max 11'7" x 14'0"
<b>WC</b> 0.900m x 1.450m 2'11" x 4'9"	<b>Bedroom 3</b> 3.462m max x 2.505m max 11'4" x 8'3"
<b>Laundry</b> 2.126m x 1.760m 7'0" x 5'9"	<b>Bedroom 4</b> 3.514m max x 2.419m max 11'6" x 7'11"
<b>Study</b> 2.469m x 2.556m 8'1" x 8'5"	<b>Bathroom</b> 2.243m x 1.700m 7'4" x 5'7"

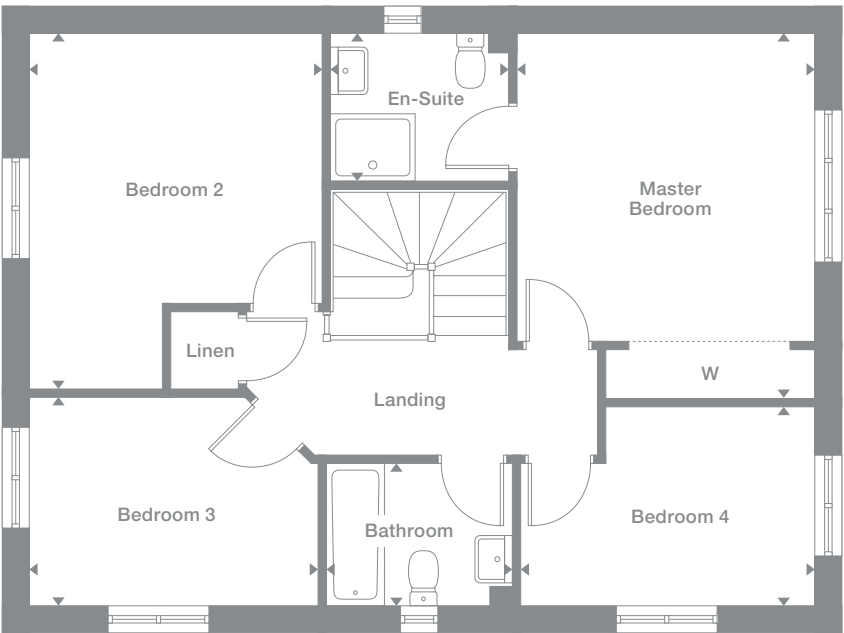
**Floor Space**  
1,408 sq ft  
130m<sup>2</sup>



Ground Floor



First Floor



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# The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie  
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop  
Miller Home Owner

## The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

### Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

## Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

### Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

## Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

### A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

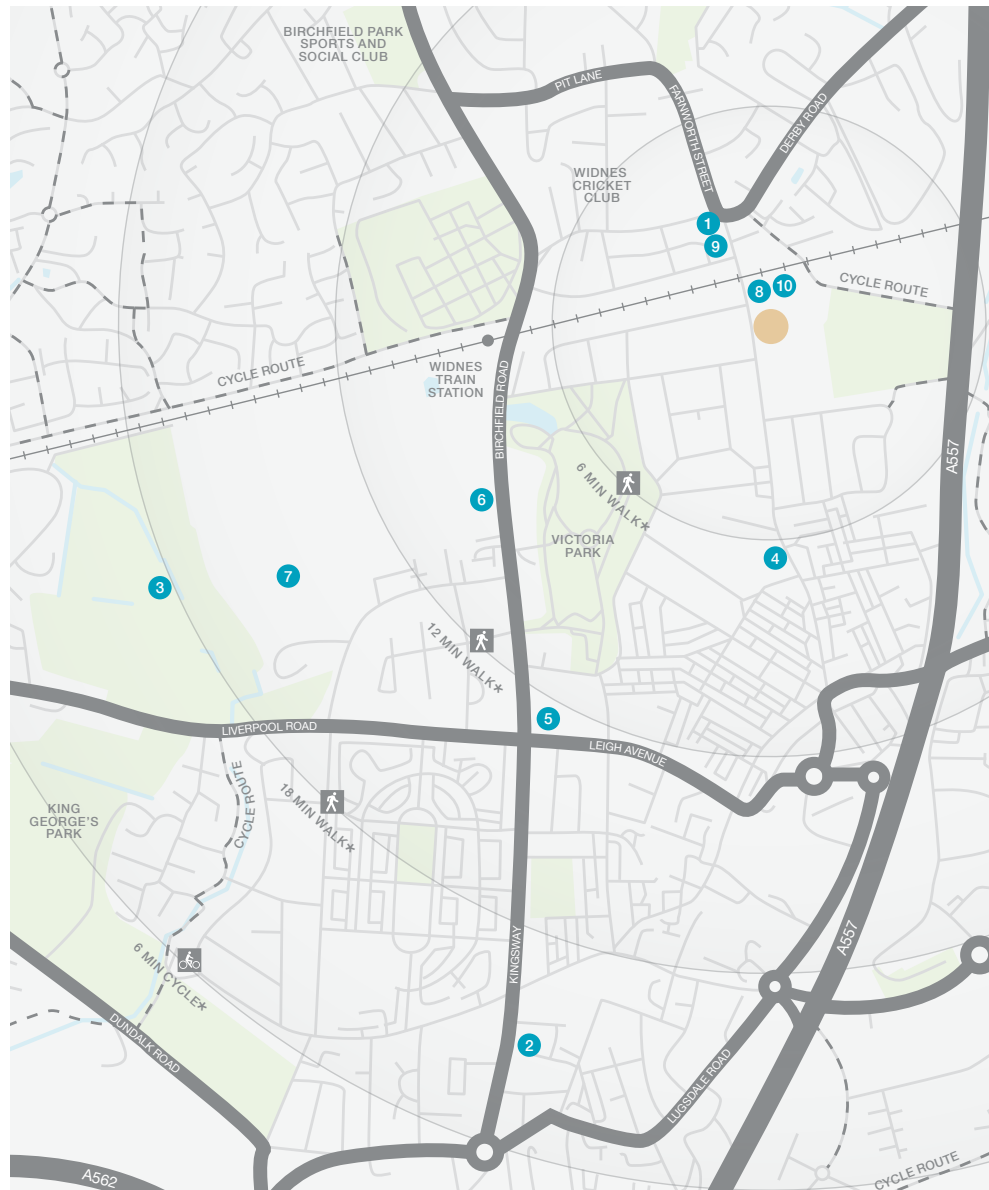
### For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



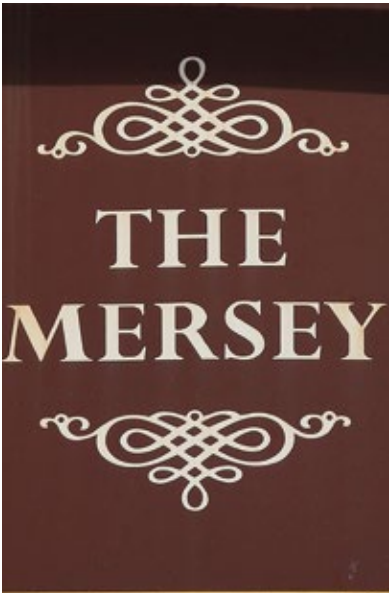


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Farnworth Post Office  
100 Derby Road  
0345 722 3344
- 2 Kingsway  
Leisure Centre,  
Kingsway  
0151 495 2200
- 3 Widnes Golf Club  
Highfield Road  
0151 424 2995
- 4 Fairfield County  
Infants School,  
Peel House Lane  
0151 424 4879
- 5 St Bede's RC  
Junior School,  
Appleton Village  
0151 424 3386
- 6 Wade Deacon  
High School,  
Birchfield Road  
0151 423 2721
- 7 St Peter and Paul  
Catholic College,  
Highfield Road  
0151 422 6500
- 8 Beaconsfield Surgery  
Beaconsfield Primary  
Care Centre,  
Bevan Way  
0151 424 3986
- 9 Peel House Lane  
Dental Practice,  
163 Peel House Lane  
0151 424 2777
- 10 Widnes Late  
Night Pharmacy,  
Bevan Way  
0151 420 0919

\* 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





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03300 296 100

**From the M62**  
Leave the M62 at junction 7 to join the A557 following signs for Widnes. After one and a half miles, bear left to join the A5080 and follow signs for Widnes North through two roundabouts. After passing over the A557, carry straight on for half a mile then at the T-junction facing a Co-op store turn left into Peel House Lane. Approximately quarter of a mile on, Fairfield Gardens is on the left.

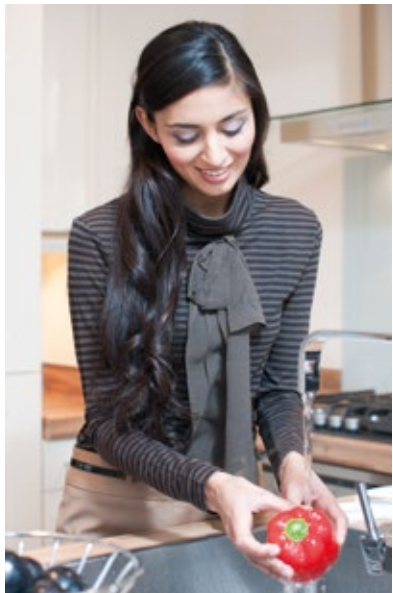
**From the M56**  
Leave the M56 at junction 12, joining the A557 for Runcorn, then follow signs for Widnes. After crossing the bridge carry on into the A557 Queensway, signposted for the M62. Stay on the A557 for two and a half miles, then bear left to join the A5080 for Widnes North. Turn left at the junction and, half a mile on, turn left again at the T-junction. After quarter of a mile, Fairfield Gardens is on the left.

Sat Nav: WA8 6TR



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®



**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 Sales Adviser 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 Sales Adviser 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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

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