

A stylized, light blue fish logo is positioned between the words 'PINWOOD' and 'PARK'. The fish is depicted in profile, facing right, with a small circular eye and a curved mouth. Its body is composed of several overlapping, flowing shapes that suggest movement and water.

PINWOOD PARK

FORMBY



Liverpool Rd, Formby, Liverpool L37 6BR

**KEY**

-  **The Brookvale**  
2 bedroom home
-  **The Fairway**  
3 bedroom home
-  **The Hadley**  
3 bedroom home
-  **The Kennett**  
3 bedroom home
-  **The Elmsgate**  
3 bedroom home
-  **The Woodbury**  
3 bedroom home
-  **The Herford**  
4 bedroom home
-  **The Bradgate**  
4 bedroom home
-  **The Avondale**  
4 bedroom home
-  **The Millford**  
4 bedroom home
-  **The Ingleby**  
4 bedroom home
-  **Affordable Rented**
-  **Affordable Shared**

-  Marketing Suite & Show Homes
-  Hipped Roof



-  FOR SALE
-  RESERVED
-  CONDITIONALLY EXCHANGED
-  UNCONDITIONALLY EXCHANGED
-  LEGALLY COMPLETED

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# THE BROOKVALE

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Designed with functionality in mind, The Brookvale is a spacious two-bedroom home that boasts an open-planned lounge and kitchen/dining area; light and accommodating, you will be able to entertain guests without having to close a single door. On the first floor,

the master bedroom, with its lavish layout will allow you the comforts of a personal haven to retire to at the end of the day. In addition to this, a generously sized second bedroom and family bathroom offer an equally as commodious living space.



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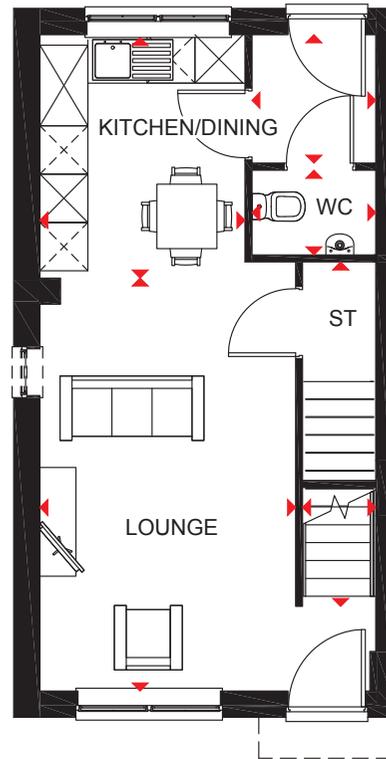
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# THE BROOKVALE

TWO BEDROOM HOME

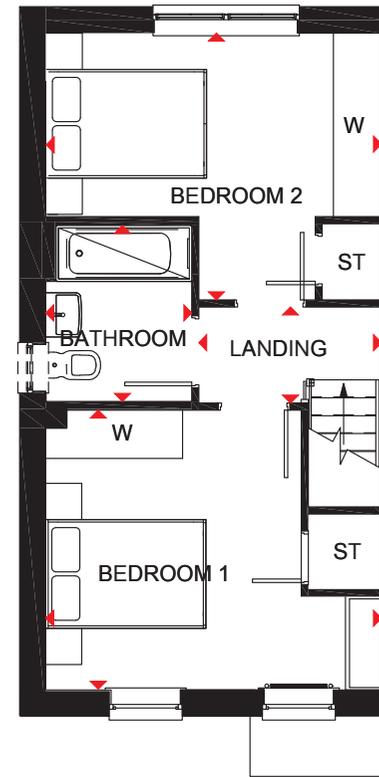
## Key

ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	3195 x 5126 mm	10'5" x 16'9"
Kitchen/Dining	2562 x 2986 mm	8'4" x 9'9"
WC	1548 x 1050 mm	5'0" x 3'5"
Lobby	1548 x 1594 mm	5'0" x 5'2"
Stairwell	914 x 4214 mm	2'11" x 13'9"



### First Floor

Bedroom 1	4198 x 3464 mm	13'9" x 11'4"
Bedroom 2	4198 x 3312 mm	13'9" x 10'10"
Bathroom	1826 x 2184 mm	5'11" x 7'1"
Landing	2284 x 1193 mm	7'5" x 3'10"

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# THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden

give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



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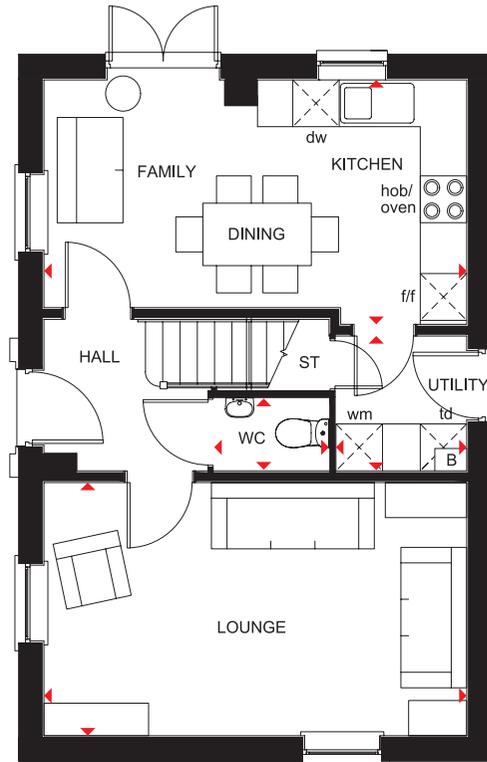
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# THE HADLEY

THREE BEDROOM DETACHED HOME

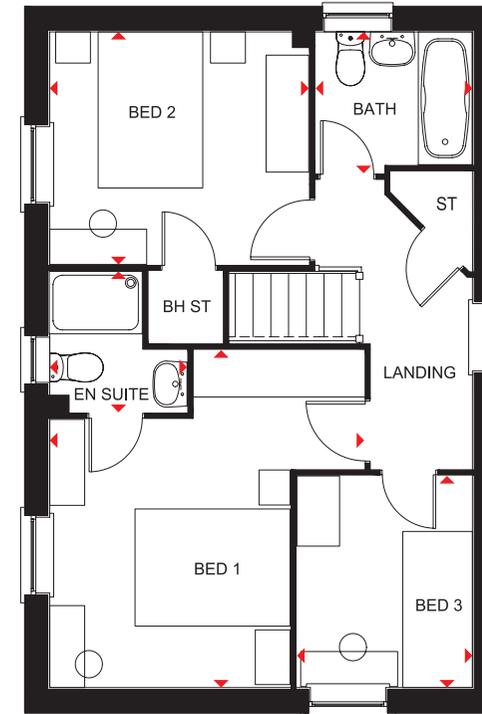
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
BH ST	Bulkhead Store	dw	Dishwasher space		



### Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/ Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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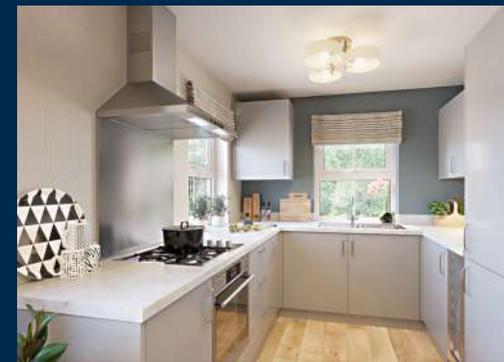


# THE ELMSGATE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Elmsgate is the house where style meets practicality with the amalgamation of modern living and functional fashion. Your home offers family members and visitors alike, a warm welcome with its brightly lit entrance hall and lounge. The kitchen, with its open-plan layout, will allow you to move freely from the cooker to the dining room

table in a single step before leading out to the rear garden. Upstairs you will be greeted by the spacious master bedroom that will ensure you have a peaceful retreat to escape to. Accompanying the master bedroom is a further single and double bedroom alongside the family bathroom that will meet all your family's needs.



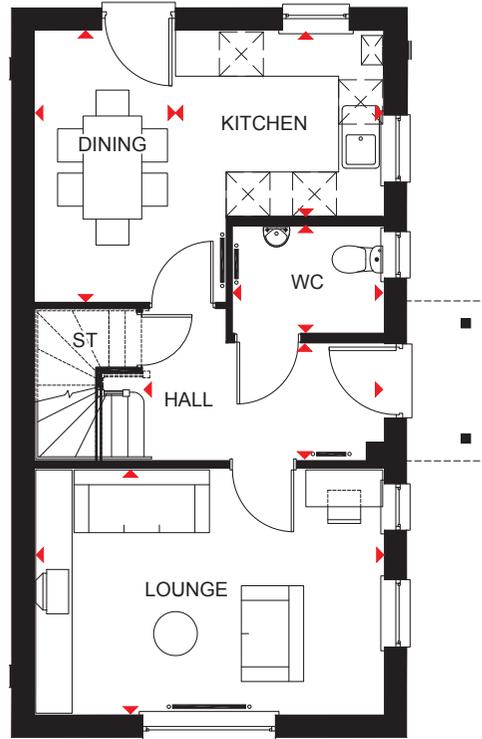
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# THE ELMSGATE

THREE BEDROOM HOME

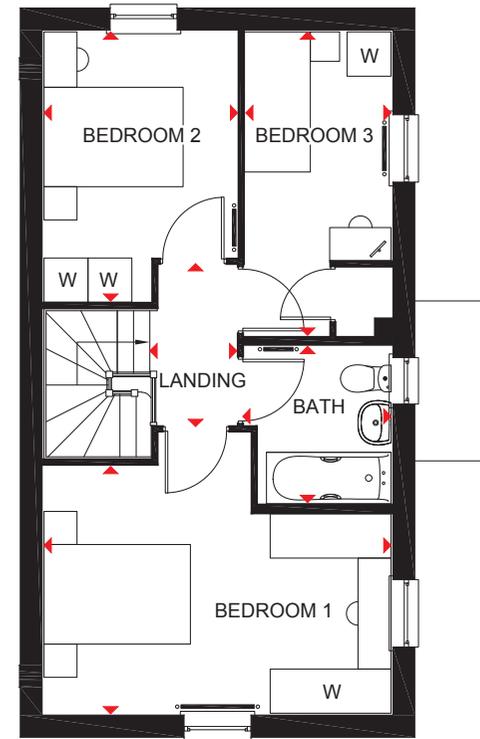
## Key

ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	4740 x 3300 mm	15'6" x 10'9"
Kitchen	2830 x 2500 mm	9'3" x 8'2"
Dining	1910 x 3678 mm	6'3" x 12'0"
Hall	3258 x 1582 mm	10'8" x 5'2"
Stairwell	1473 x 1015 mm	4'9" x 3'3"



### First Floor

Bedroom 1	4740 x 3374 mm	15'6" x 11'0"
Bedroom 2	2663 x 3678 mm	8'8" x 12'0"
Bathroom	2025 x 2162 mm	6'7" x 7'1"
Landing	1206 x 2211 mm	3'11" x 7'3"

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# THE WOODBURY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Woodbury is the house where style meets practicality with the amalgamation of modern living and functional fashion. Your home offers family members and visitors alike, a warm welcome with its brightly lit entrance hall and lounge. The kitchen, with its open-plan layout, will allow you to move freely from the cooker to the dining room

table in a single step before leading out to the rear garden. Upstairs you will be greeted by the spacious master bedroom that will ensure you have a peaceful retreat to escape to. Accompanying the master bedroom is a further single and double bedroom alongside the family bathroom that will meet all your family's needs.



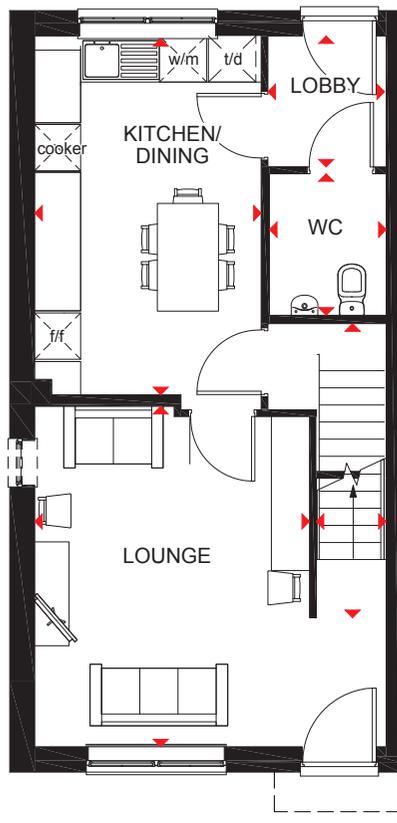
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# THE WOODBURY

THREE BEDROOM HOME

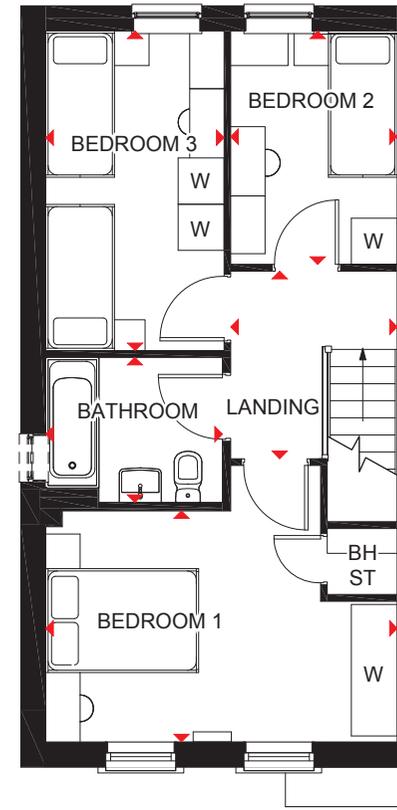
## Key

ST	Store	wm	Washing machine space	◀ ▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	3595 x 4423 mm	11'9" x 14'6"
Kitchen/Dining	2962 x 4662 mm	9'8" x 15'3"
WC	1526 x 1838 mm	5'0" x 6'0"
Lobby	1548 x 1702 mm	5'0" x 5'7"
Stairwell	914 x 3821 mm	2'11" x 12'6"



### First Floor

Bedroom 1	4598 x 3001 mm	15'1" x 9'10"
Bedroom 2	2178 x 3032 mm	7'1" x 9'11"
Bedroom 3	2332 x 4152 mm	7'7" x 13'7"
Bathroom	2311 x 1885 mm	7'6" x 6'2"
Landing	2178 x 2437 mm	7'1" x 7'11"

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# THE HERTFORD

FOUR BEDROOM DETACHED HOME



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Designed over three floors, The Hertford is a spacious family home. A large open-plan dining area and kitchen – with separate utility – and a beautiful glazed walk-in bay with French doors leading to the garden, provide an abundance of flexible living space. Attractive bay windows in the dining area and the dual-

aspect lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious master with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.



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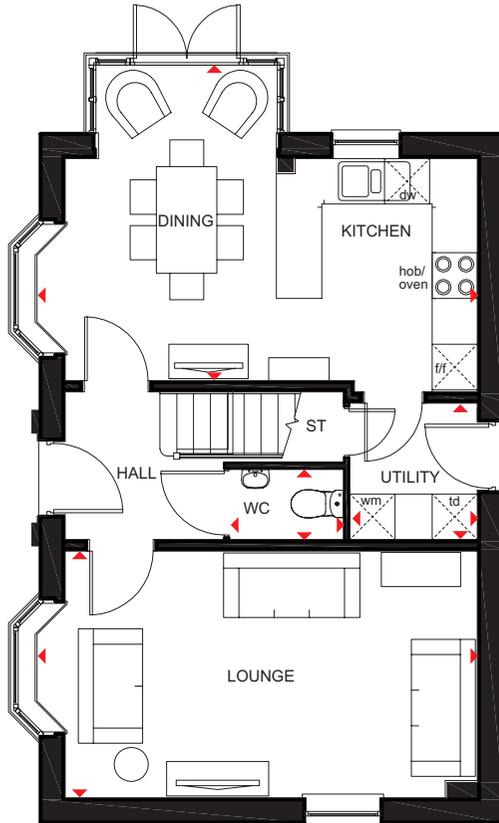
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# THE HERTFORD

FOUR BEDROOM DETACHED HOME

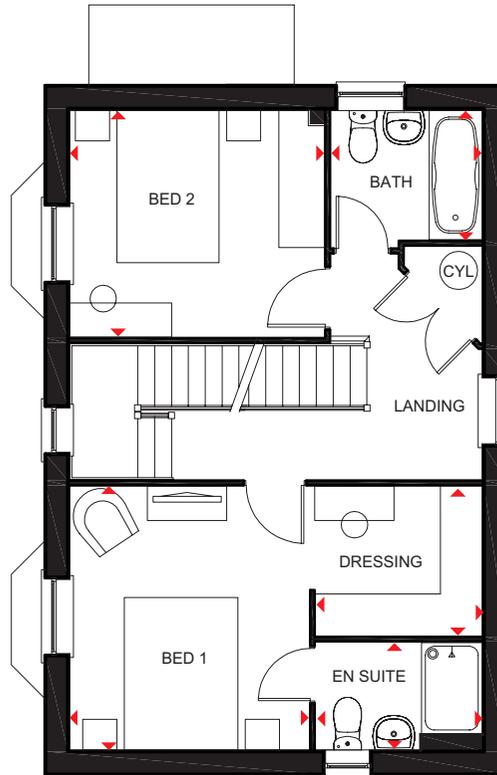
## Key

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CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



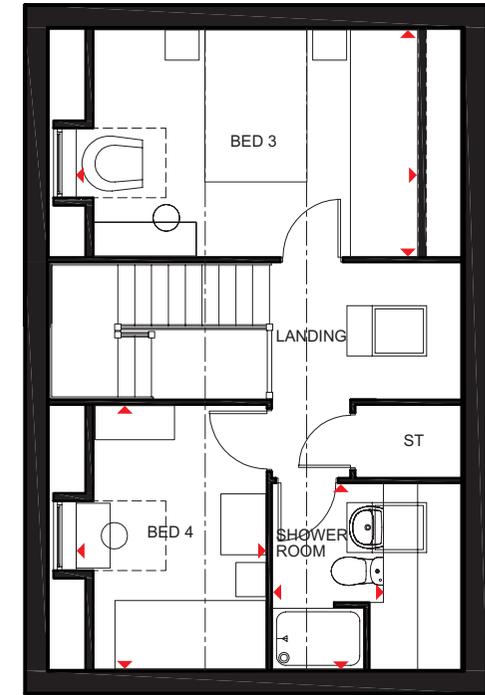
### Ground Floor

Lounge	5852 x 3242 mm	19'2" x 10'7"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1791 mm	5'6" x 5'10"
WC	1500 x 920 mm	4'11" x 3'0"



### First Floor

Bed 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bed 2	3366 x 2978 mm	11'0" x 9'9"
Bath	2000 x 1700 mm	6'6" x 5'6"



### Second Floor

Bed 3	4540* x 2978 mm	14'10"* x 9'9"
Bed 4	3462 x 2537* mm	11'4" x 8'3"*
Shower room	2432 x 1464* mm	7'11" x 4'9"*

\*Overall floor dimension includes lowered ceiling areas

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H470---7DS00 / SP 341684

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# THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, the Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



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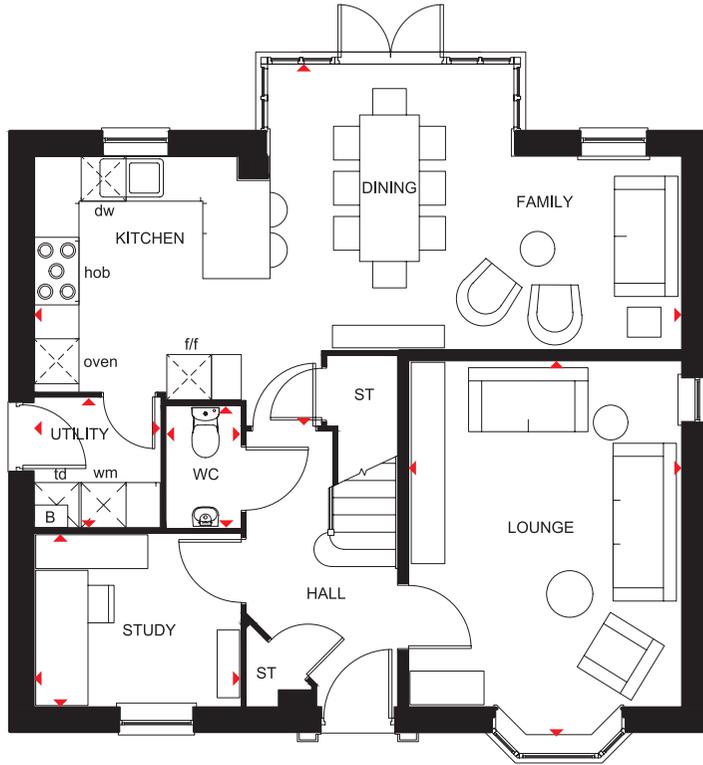
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# THE BRADGATE

FOUR BEDROOM DETACHED HOME

## Key

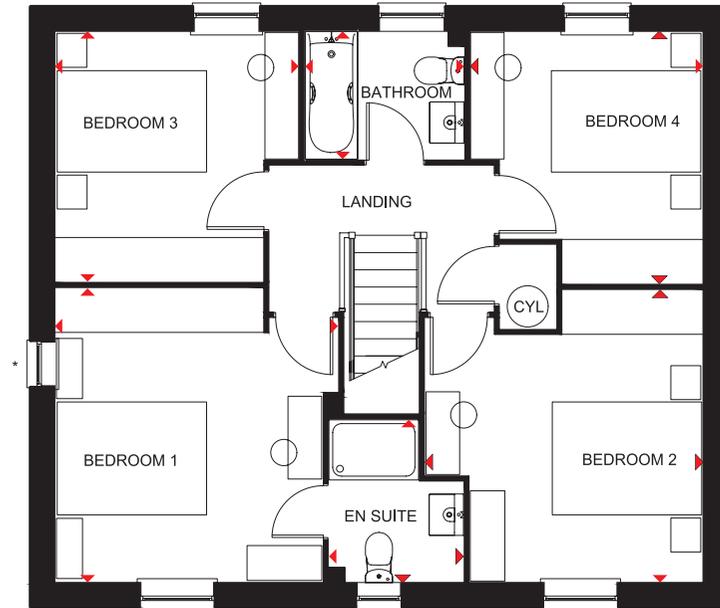
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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H417-H7 DS03/SP416917



# THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate

utility room. A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the master with en suite, and a family bathroom with bath and shower.



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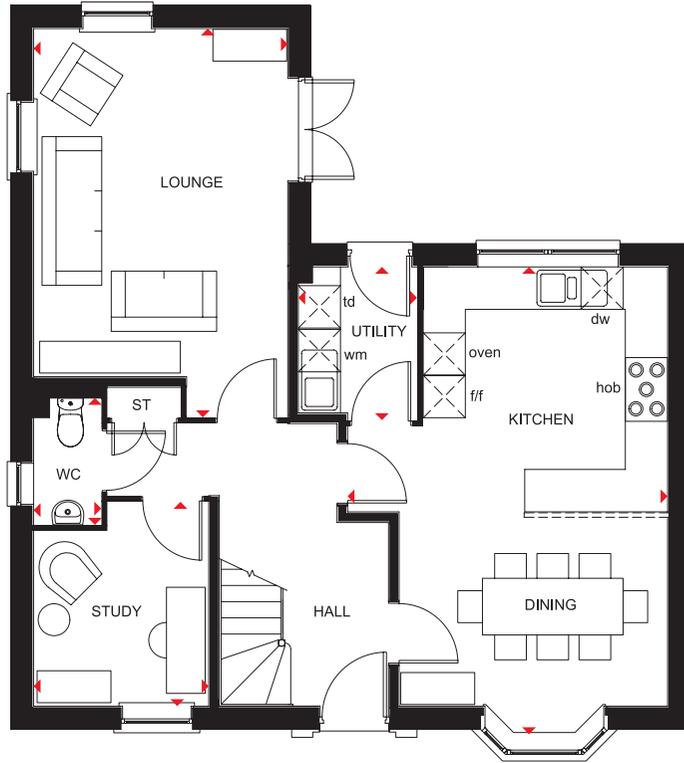
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# THE AVONDALE

FOUR BEDROOM DETACHED HOME

## Key

ST Store	wm Washing machine space	◀▶ Dimension location
CYL Cylinder	dw Dishwasher space	
f/f Fridge/freezer space	td Tumble dryer space	



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'7" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



### First Floor

Bed 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" x 4'8"
Bed 2	5227 x 2800 mm	17'1" x 9'2"
Bed 3	3566 x 3316 mm	11'8" x 10'10"
Bed 4	4376 x 2550 mm	14'4" x 8'4"
Bath	2871 x 1952 mm	9'5" x 6'4"

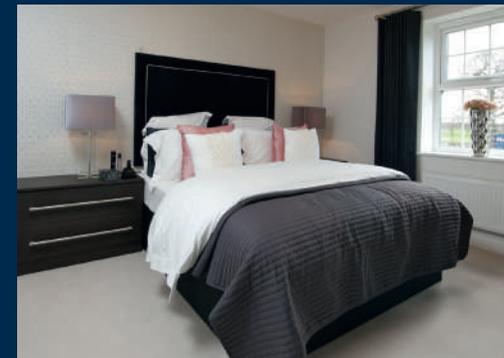
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# THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

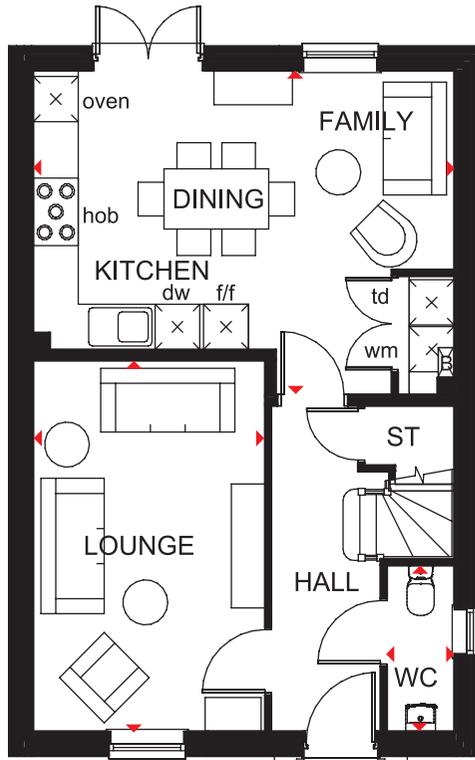
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM DETACHED HOME

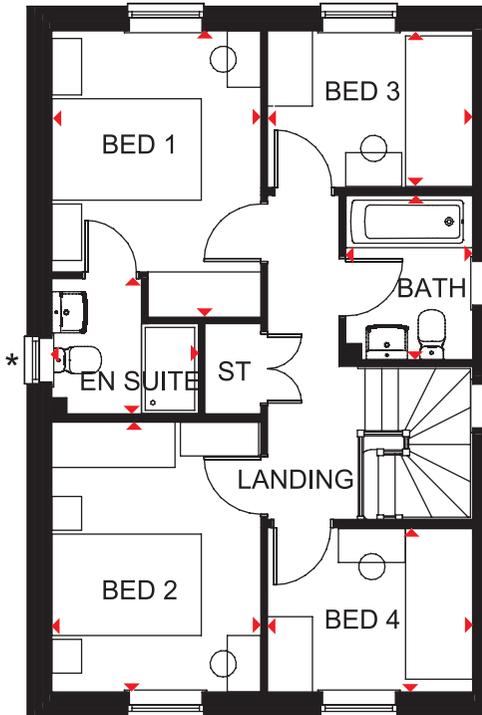
## Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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DWH 2017 H403--C7DS00/SP389013

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