



# Eagles Green

**Discount to open market**

**ANWYL**

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[anwyl.co.uk/eagles](http://anwyl.co.uk/eagles)



# When it comes to *new homes* we think of everything.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice really matters.



## At Anwyl Homes, we know what it's like.

We should do. After all we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features - not to mention personal touches and friendly smiles every step of the way - your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.





# Welcome to the *neighbourhood.*

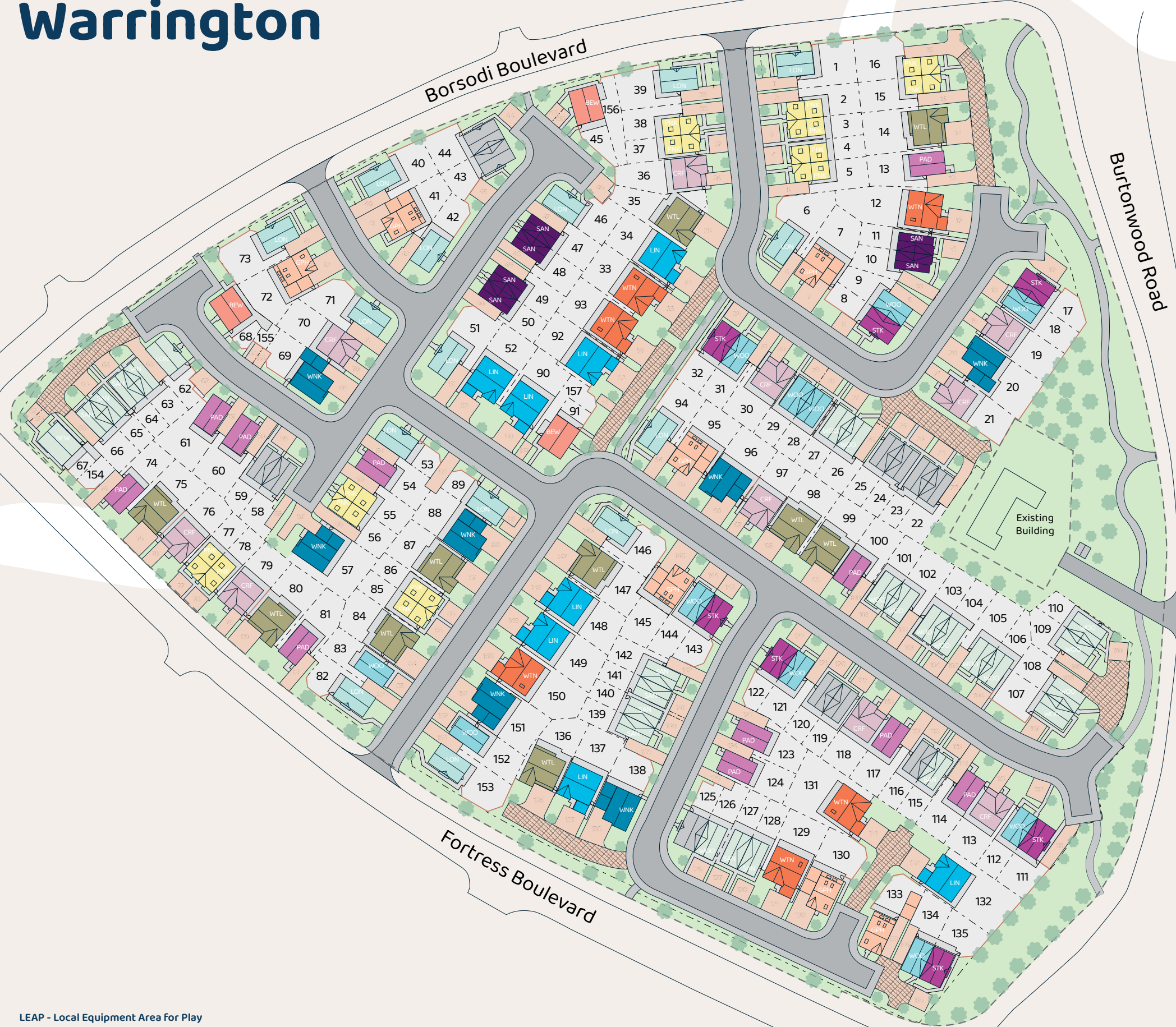
Welcome to Eagles Green, an exciting new collection of one, two, three, four and five-bedroom new build homes in Warrington.

Ideally situated between the vibrant cities of Liverpool and Manchester, this prime location offers excellent transport links alongside plenty of nearby green spaces to enjoy. With highly rated schools, gyms, shops, restaurants and theme parks all within easy reach there is something for everyone. Enjoy day trips to the beach, a countryside stroll, or seamless travel across the Northwest, life at Eagles Green is full of possibilities.

Designed for modern living, our energy-efficient homes effortlessly combine luxury and sustainability offering the perfect setting for the future, whether you're downsizing, upsizing or simply seeking a fresh start.



# Eagles Green, Warrington



## Key:

- Sankey
- Woolston
- Bewsey
- Padgate
- Stockton
- Longford
- Croft
- Penketh
- Winwick
- Whittle
- Lingley
- Grappenhall
- Walton
- Affordable
- Discount to open market

### LEAP - Local Equipment Area for Play

Discount to open market homes are subject to eligibility, approval and terms. Please speak to your Homes Adviser for details.

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyll Homes reserves the right to alter or replan at any time. 21/01/26.





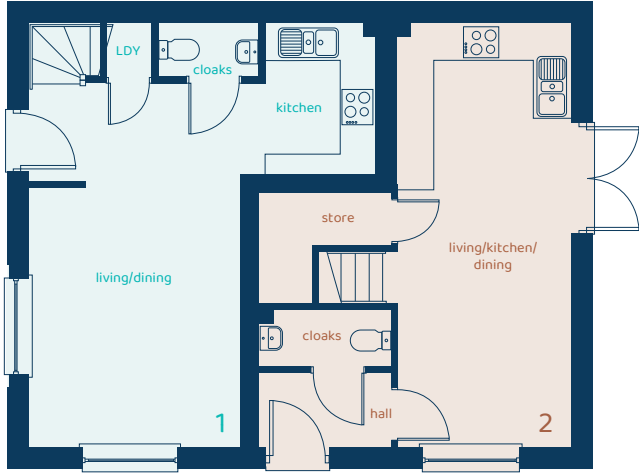
# The Bewsey

## 1 bed semi-detached

A traditionally styled semi-detached home with a modern interior and comfortable open-plan living space.

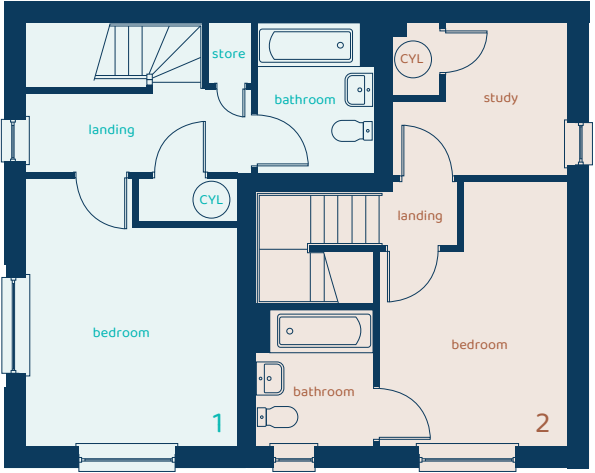


Ground Floor Plan



Room	Imperial	Metric
Living/Dining	11'1" x 15'1"	3.38m x 4.59m
Kitchen	8'0" x 6'3"	2.50m x 1.86m
Cloaks	2'10" x 5'5"	0.85m x 1.64m
Living/ Kitchen/Dining	22'10" x 9'4"	6.96m x 2.85m
Cloaks	3'1" x 7'1"	0.93m x 2.15m

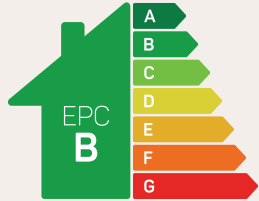
First Floor Plan



Room	Imperial	Metric
Bedroom	14'6" x 11'4"	4.42m x 3.45m
Bathroom	8'0" x 6'3"	2.45m x 1.91m
Bedroom	14'4" x 10'2"	4.36m x 3.09m
Study	8'3" x 9'4"	2.51m x 2.85m
Bathroom	7'4" x 6'3"	2.24m x 1.91m

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Bewsey 21/01/26.

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Predicted EPC rating





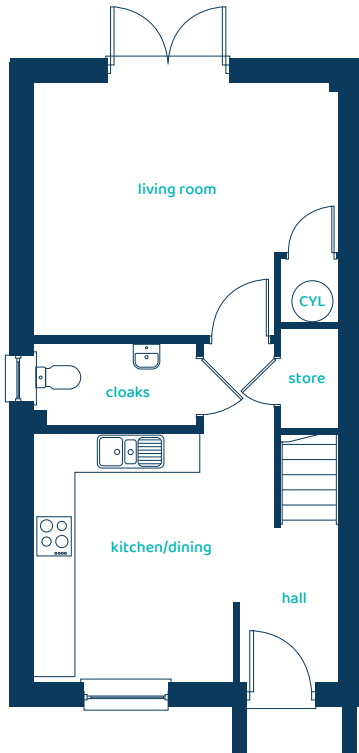
# The Sankey

## 2 bed semi-detached / end mews

Two bedrooms and a stunning design, the Sankey is a home with a real sense of contemporary style.

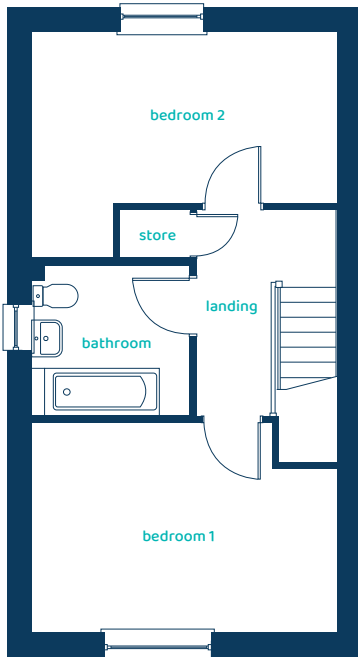


Ground Floor Plan



Room	Imperial	Metric
Living Room	14'10" x 12'4"	4.51m x 3.75m
Kitchen/Dining	11'8" x 12'2"	3.56m x 3.71m
Cloaks	7'10" x 3'11"	2.39m x 1.20m

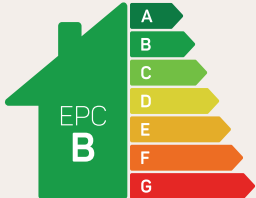
First Floor Plan



Room	Imperial	Metric
Bedroom 1	14'10" x 10'2"	4.51m x 3.09m
Bedroom 2	14'10" x 11'0"	4.51m x 3.35m
Bathroom	7'8" x 7'3"	2.33m x 2.21m

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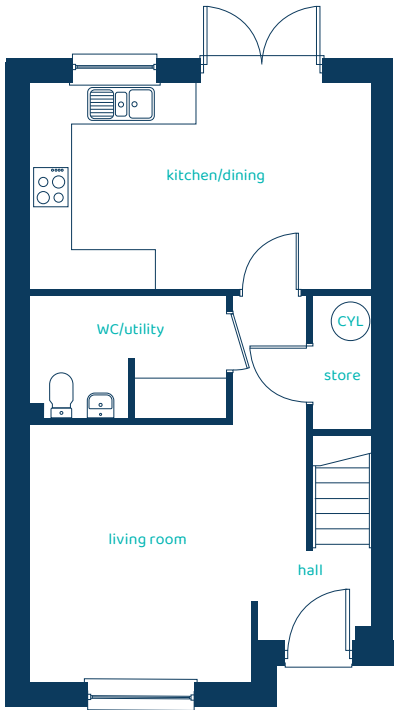


Predicted EPC rating



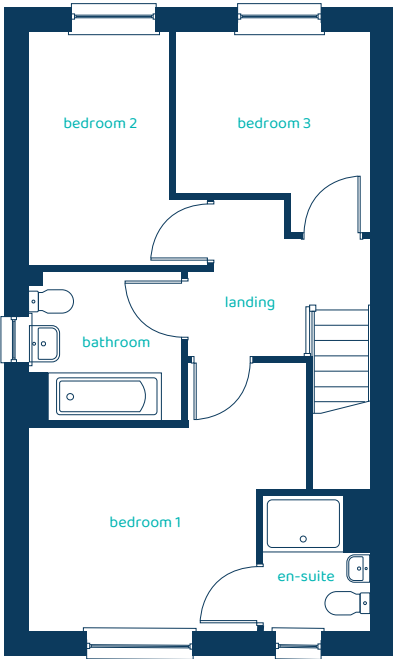


Ground Floor Plan



Room	Imperial	Metric
Living Room	13'6" x 12'7"	4.11m x 3.83m
Kitchen/Dining	16'8" x 10'1"	5.07m x 3.06m
WC/Utility	9'7" x 5'11"	2.91m x 1.81m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	13'6" x 13'1"	4.11m x 4.00m
Bedroom 2	8'8" x 11'3"	2.65m x 3.44m
Bedroom 3	9'6" x 9'9"	2.89m x 2.97m
Bathroom	7'5" x 7'3"	2.26m x 2.21m
En-suite	5'2" x 6'7"	1.59m x 2.01m

# The Woolston

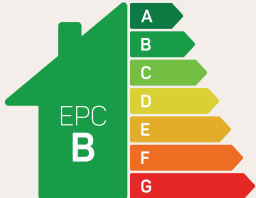
## 3 bed semi-detached

A stylish and practical three-bedroom home with well-designed spaces to suit modern family life.



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Predicted EPC rating





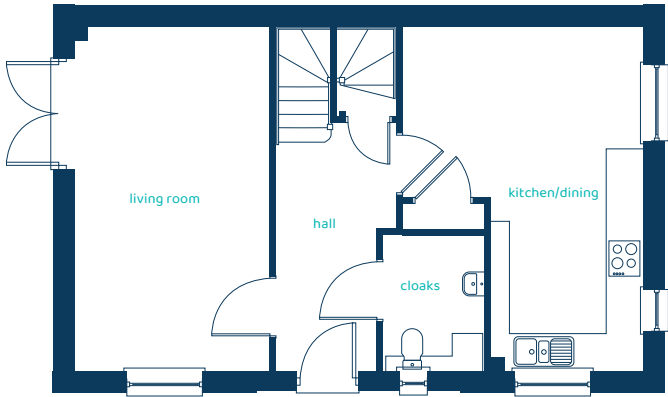
# The Longford

## 3 bed detached

The Longford is a sensational double-fronted home that is idyllic for downsizers and families.

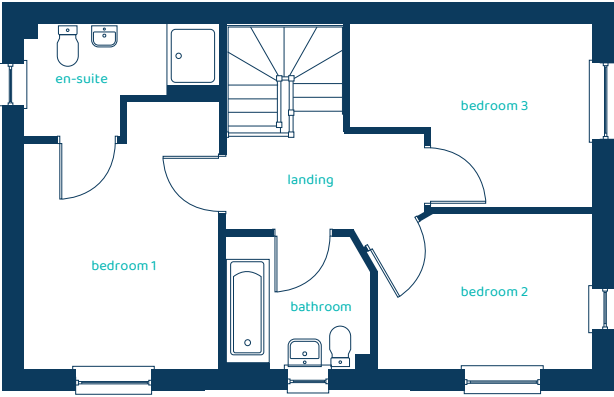


Ground Floor Plan



Room	Imperial	Metric
Living Room	18'6" x 10'5"	5.65m x 3.18m
Kitchen/Dining	18'6" x 12'11"	5.65m x 3.93m
Cloaks	7'3" x 5'5"	2.21m x 1.65m

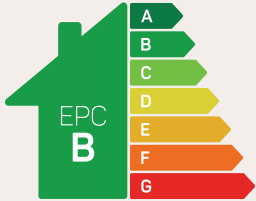
First Floor Plan



Room	Imperial	Metric
Bedroom 1	12'2" x 10'7"	3.72m x 3.22m
Bedroom 2	8'4" x 11'7"	2.54m x 3.54m
Bedroom 3	9'11" x 13'1"	3.01m x 3.98m
Bathroom	7'2" x 7'10"	2.19m x 2.38m
En-Suite	6'0" x 10'7"	1.83m x 3.22m

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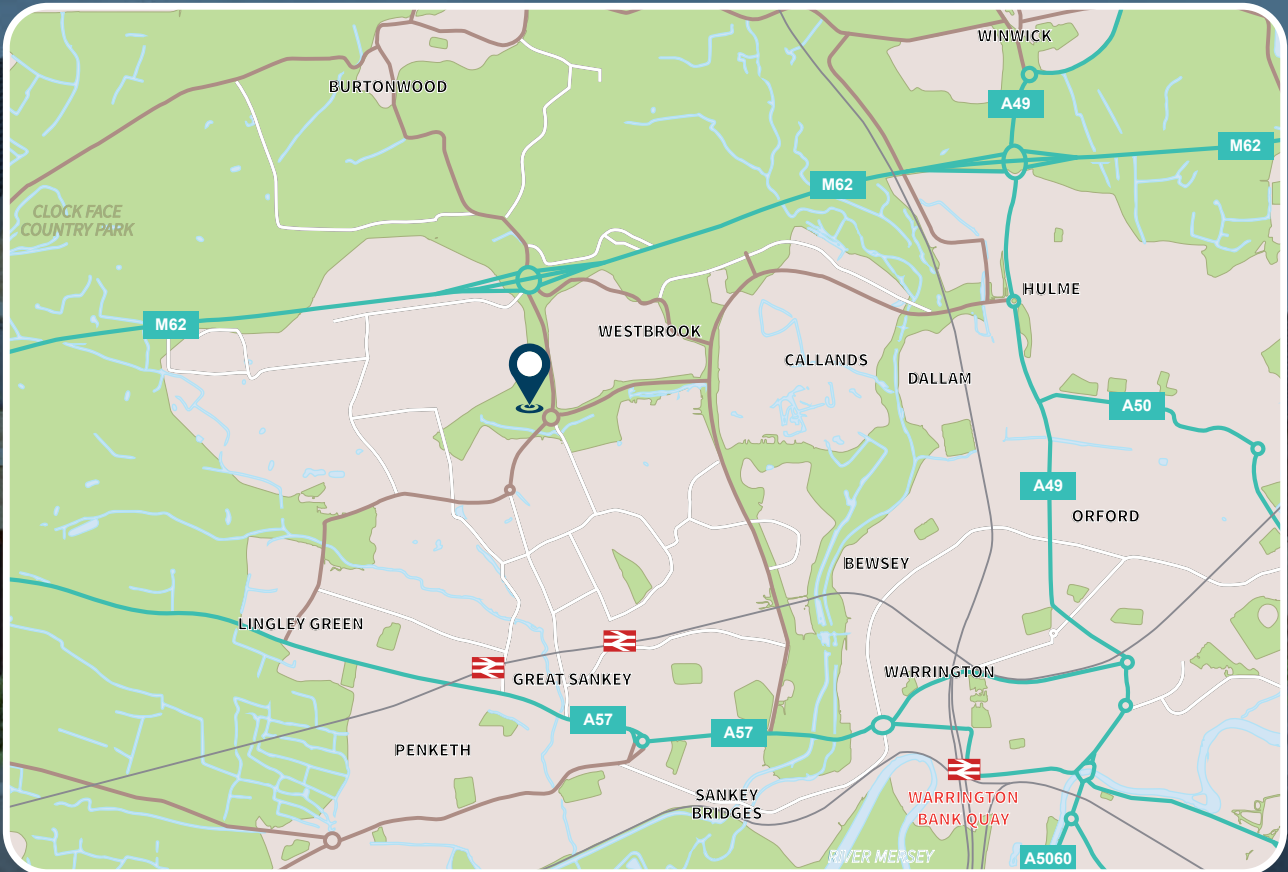
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Predicted EPC rating



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# ANWYL

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