

# The Weston

Three bedroom home

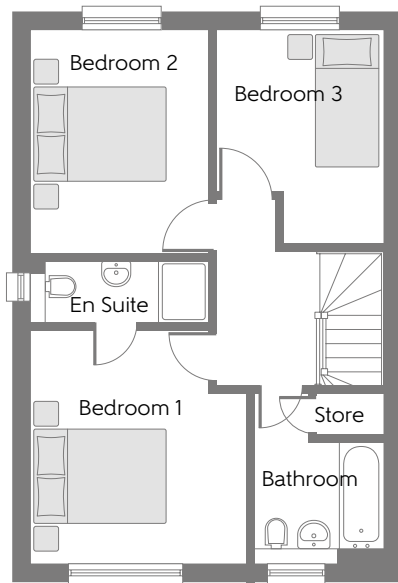
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304 Bridgewater Place, Birchwood,  
Warrington, Cheshire WA3 6XG

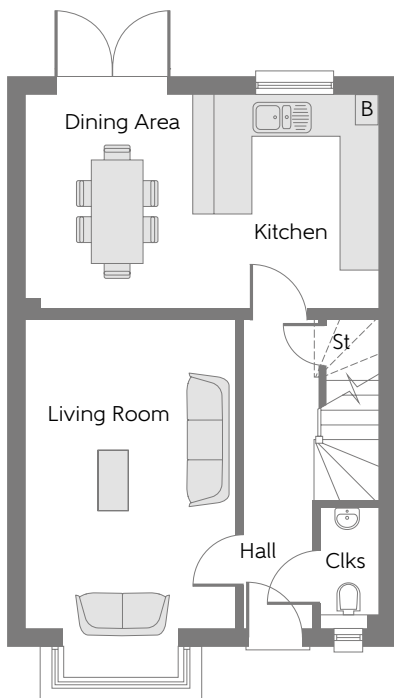
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**Bellway**



### First Floor

Bedroom 1	3.670m (max)	3.410m (max)	12'0" x 11'2" (max) x (max)
En Suite	2.795m (max)	1.000m (max)	9'2" x 3'3" (max) x (max)
Bedroom 2	3.530m	2.795m	11'6" x 9'2"
Bedroom 3	3.398m (min)	2.658m (max)	11'1" x 8'8" (min) x (max)
Bathroom	2.660m (max)	2.043m (max)	8'8" x 6'8" (max) x (max)



### Ground Floor

Kitchen/Dining Area	5.546m	3.341m	18'2" x 10'11"
Living Room	4.895m (exc bay)	3.335m	16'0" x 10'11" (exc bay)
Cloakroom	1.900m (max)	0.935m (max)	6'2" x 3'0" (max) x (max)

**B** Boiler    **Clks** Cloakroom    **St** Store    - - - - Reduced Head Height

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 193197/07/19. The Weston.