



# Aspen Close

A collection of luxurious  
new homes in Worsley.



It's rare to find a development such as this - of only 9 houses, spaciouly set out within their own private enclave. Aspen Close is tucked away off the established Hazelhurst Road, in a sought-after residential area. Close by is Worsley village, with its half timbered buildings, appealing restaurants, coffee shops and pubs.

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Built to exacting standards and thoughtfully designed down to the finest detail, these wonderful new homes are exceptionally practical and functional - not only beautiful to behold but also effortless to live in.

Thanks to exemplary architectural design, these homes have a unique sense of space, light and comfort.



Aspen Close, Worsley





The kitchen and separate utility room come with an exceptional specification - extensive storage and high quality fittings and appliances, including built-in Neff oven, combi microwave and hob.

Ideal for family life, the generous larder fridge and separate larder freezer are integrated into the German-made, Schüller units with slim-line stone worktops. This superb open plan kitchen, utility, dining and family room spans the entire ground floor, with bi-fold doors opening onto a private garden.





Each home provides generous, well proportioned living space.

While the ground floor is given over to the kitchen/family room, a secluded, formal lounge on the first floor provides further family accommodation.

The high quality specification continues on each floor, with feature glass balustrade for the stairs and impressive bath and shower rooms throughout, serving the four good sized bedrooms.



Built-in 'Villeroy & Boch' bathtub (or 'Waters' curved end bath), spacious shower cubicles and generous vanity units all combine to give a luxurious feel.





Feature sloping ceilings on the top floor add to the unique styling of these properties.

Natural light fills every corner, enhancing the feeling of space and calm throughout.







In the Elm and the Alder, the stunning Master Bedroom comes with both ensuite shower room and stylish dressing room.



In the Rowan the Master Bedroom also has a generous ensuite. Bedroom 2 enjoys a dedicated and spacious shower room in each of the house types.



As well as the principal bedroom suites there are two further good sized rooms, flexible enough to be used as Bedrooms or to serve as home office, hobby or play rooms - whatever family needs dictate.

# Property Specifications

## Kitchen

- Schuller lacquered kitchen units
- Contemporary slim line quartz work surfaces
- Full surface splash backs
- Blanco Metra 8S Silgranit 1.5 bowl kitchen sink with single lever monoblock mixer tap
- Fully integrated canopy extractor hood with lighting
- Neff integrated multifunction oven
- Neff integrated multi programme combi microwave
- Neff multi touch control 4 zone induction hob
- Integrated dishwasher
- Auto defrost integrated larder fridge and separate larder freezer
- Bi-fold doors to garden

## WC, Bathroom & Ensuite

- Villeroy and Boch sanitarywear
- Contemporary large vanity units with porcelain hand-wash basins
- Built in Villeroy and Boch or Waters curved end bathtub with shower mixer and glass screen
- Walk in shower cubicles with Hansgrohe thermostatic shower

## Utility Room

- Schuller lacquered kitchen units
- Full surface splash backs
- 1.5 bowl sink with single lever monoblock mixer tap
- Plumbed in connection ready for purchaser's own washer/dryer

## External Features

- Bi-fold doors to garden area
- Exterior lighting
- 2 dedicated parking spaces per house with added visitor parking on site
- Resin parking and courtyard surfacing
- Hard and soft landscaping

## Warranty

- 10 year ICW Homebuild Warranty

## Legal Title

The homes will be sold with a long Leasehold title. There will be a nil ground rent, which will not increase at any time, making the legal title virtually equivalent to freehold.

## Maintenance

A Management Company under the control of householders will maintain the common parts of the development and a reasonable and proportionate annual service charge will be made for this. The raised, rear garden areas of House No's 4, 5, 6 and 7 will also be maintained by the Management Company.



# Aspen Close

## Location

Worsley, M28 2SE

Each property comes with two designated parking spaces per household, with an additional four reserved spaces for visitors located at each end of the development.



**Rowan**  
4 Bedrooms



**Alder**  
4 Bedrooms



**Elm**  
4 Bedrooms



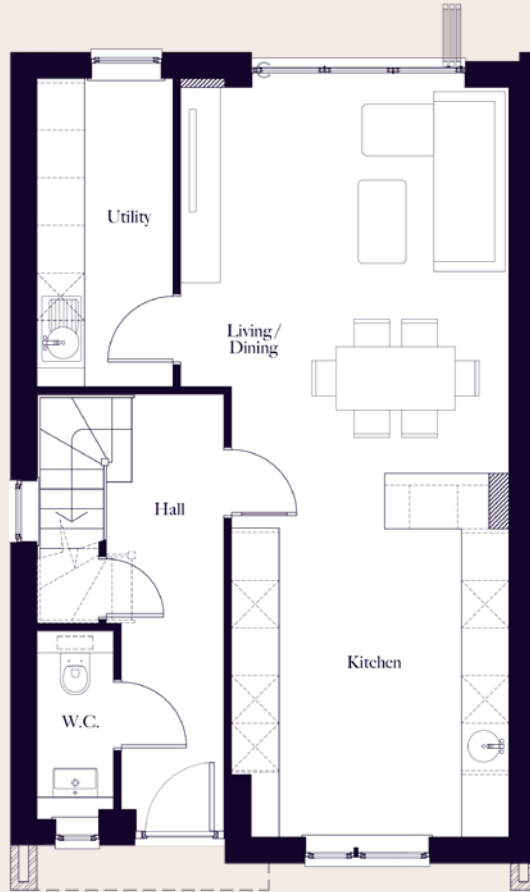
Hazelhurst Road





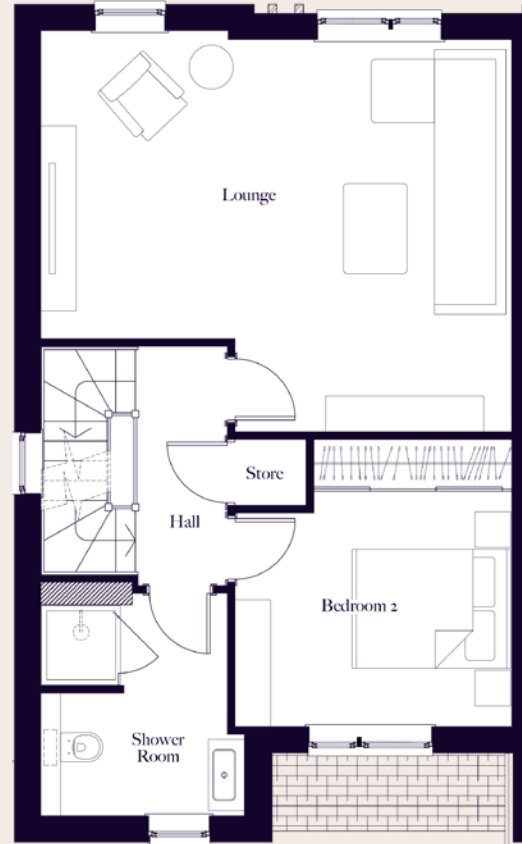
# Rowan

Total Floor Area | 164.0 sq.m



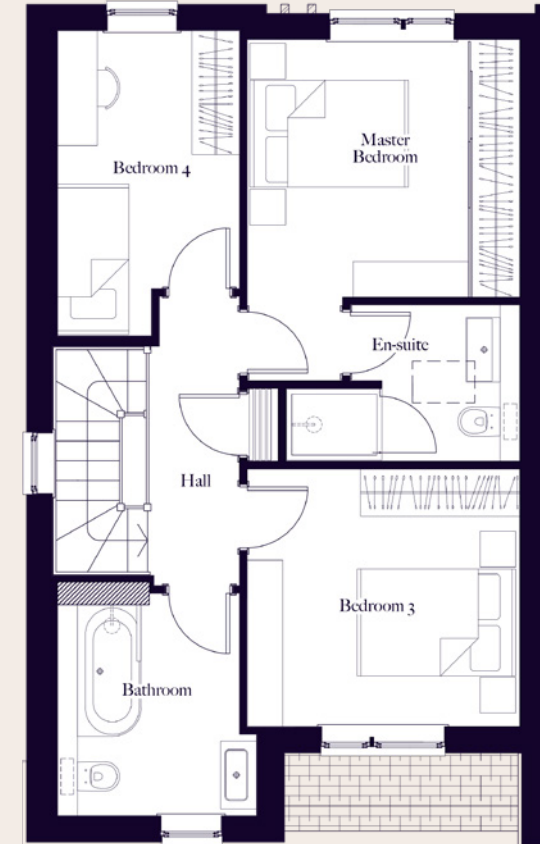
Ground Floor

|               |             |
|---------------|-------------|
| Kitchen       | 3.5m × 4.6m |
| Living/Dining | 4.1m × 4.9m |
| Utility       | 1.7m × 3.9m |
| WC            | 1.0m × 2.4m |
| Hall          | 2.4m × 5.2m |



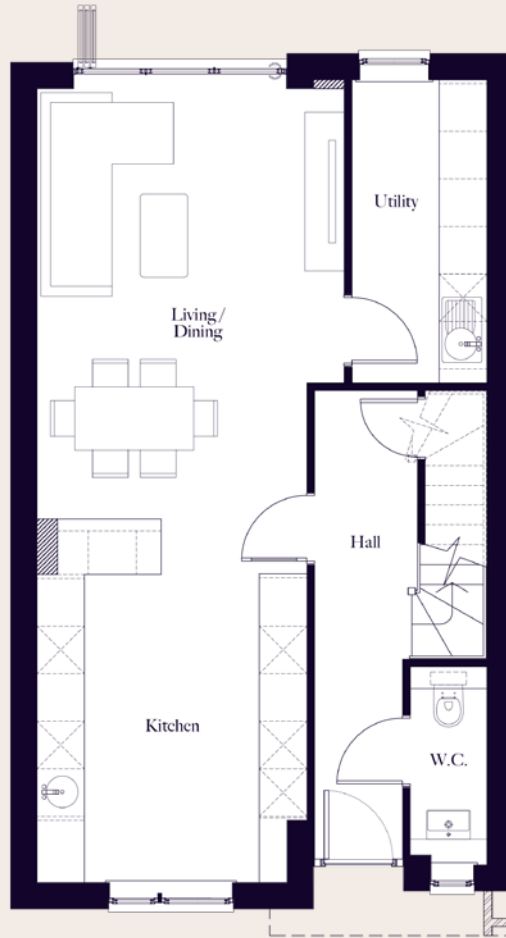
First Floor

|             |             |
|-------------|-------------|
| Lounge      | 6.0m × 4.9m |
| Bedroom 2   | 3.5m × 3.6m |
| Shower Room | 2.4m × 2.8m |
| Hall        | 2.4m × 3.0m |



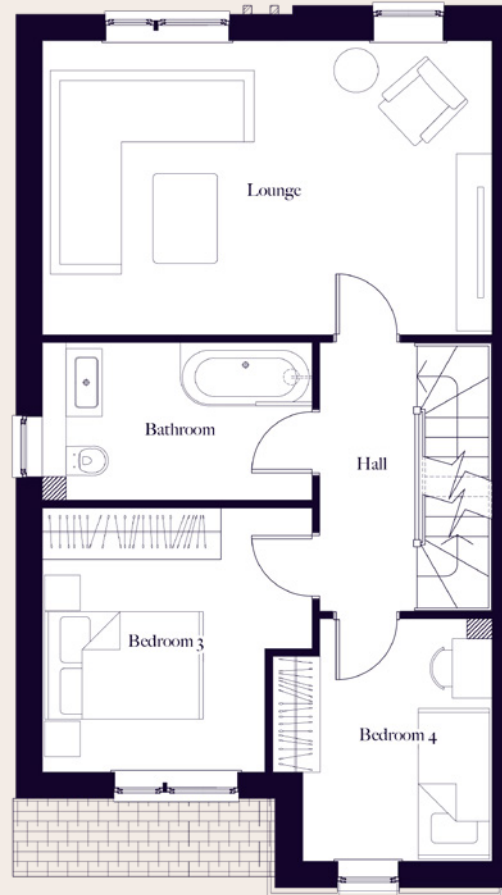
Second Floor

|                |             |
|----------------|-------------|
| Master Bedroom | 3.4m × 4.3m |
| En-suite       | 2.1m × 2.0m |
| Bedroom 3      | 3.4m × 3.3m |
| Bedroom 4      | 2.3m × 3.9m |
| Bathroom       | 2.3m × 2.8m |



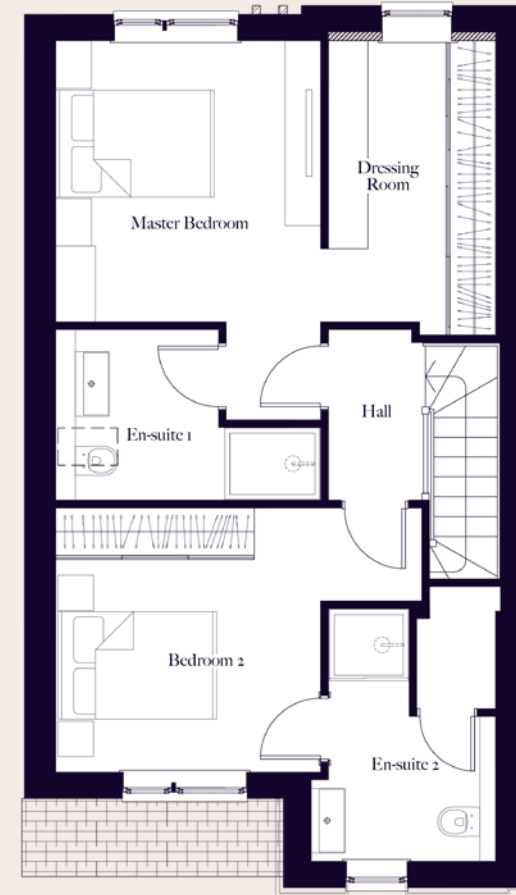
Ground Floor

|               |             |
|---------------|-------------|
| Kitchen       | 3.4m × 4.6m |
| Living/Dining | 3.9m × 5.4m |
| Utility       | 1.7m × 3.8m |
| WC            | 1.0m × 2.4m |
| Hall          | 2.2m × 5.9m |



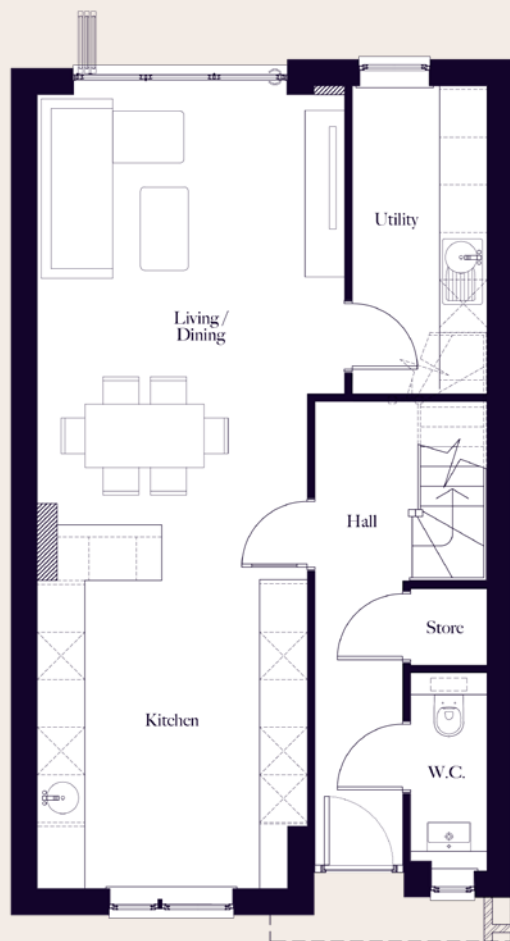
First Floor

|           |             |
|-----------|-------------|
| Lounge    | 5.7m × 3.7m |
| Bedroom 3 | 3.4m × 3.3m |
| Bedroom 4 | 2.8m × 3.1m |
| Bathroom  | 3.4m × 2.0m |
| Hall      | 2.2m × 3.4m |



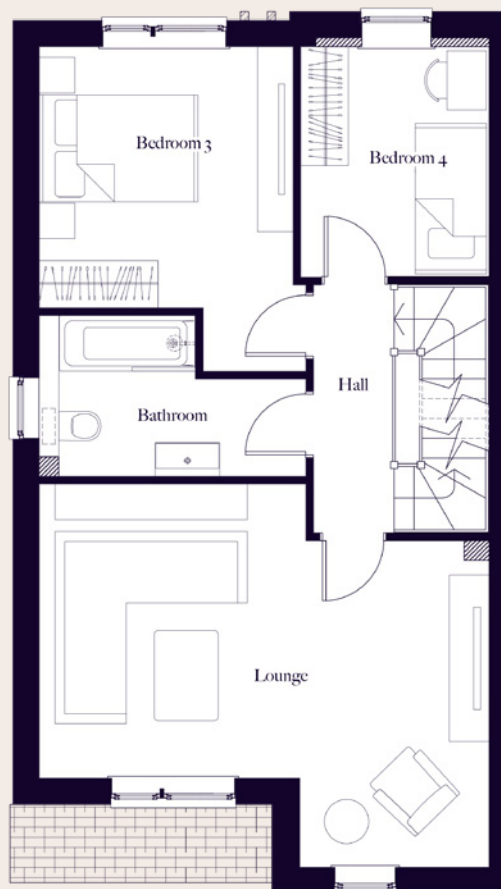
Second Floor

|                |             |
|----------------|-------------|
| Master Bedroom | 3.3m × 4.8m |
| Dressing Room  | 2.1m × 3.6m |
| En-suite 1     | 2.1m × 2.2m |
| Bedroom 2      | 4.6m × 3.3m |
| En-suite 2     | 2.1m × 2.3m |
| Hall           | 2.2m × 2.2m |



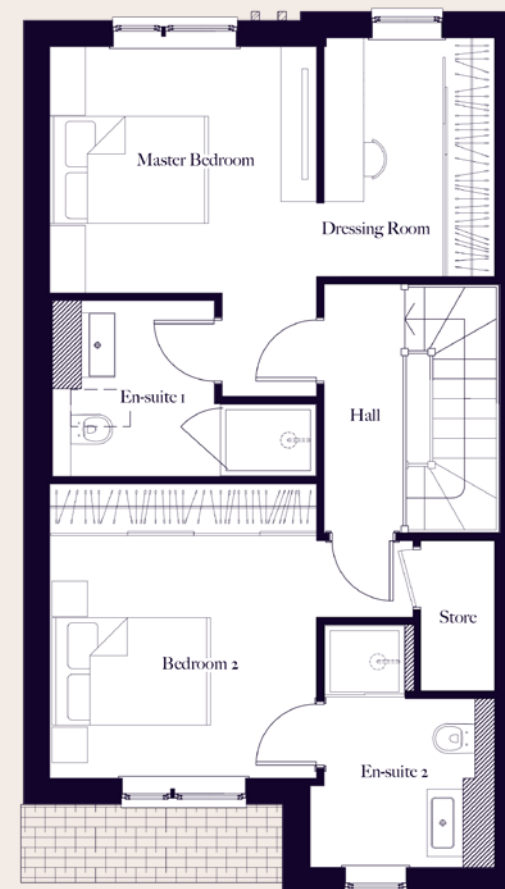
Ground Floor

|               |             |
|---------------|-------------|
| Kitchen       | 3.4m x 4.6m |
| Living/Dining | 3.9m x 5.4m |
| Utility       | 1.7m x 3.9m |
| WC            | 1.0m x 2.5m |
| Hall          | 2.2m x 5.8m |



First Floor

|           |             |
|-----------|-------------|
| Lounge    | 5.7m x 4.8m |
| Bedroom 3 | 3.2m x 4.1m |
| Bedroom 4 | 2.4m x 2.9m |
| Bathroom  | 3.4m x 2.0m |
| Hall      | 2.2m x 3.1m |



Second Floor

|                |             |
|----------------|-------------|
| Master Bedroom | 3.4m x 4.4m |
| Dressing Room  | 2.2m x 3.0m |
| En-suite 1     | 2.0m x 2.2m |
| Bedroom 2      | 4.6m x 3.7m |
| En-suite 2     | 1.9m x 2.1m |
| Hall           | 2.2m x 3.1m |



# Beautiful Surroundings

Only a short walk from your home, you'll be surrounded by lush greenery and scenic waterways.



Manchester City Centre  
6.3 miles, 25 minutes by car.



Trafford Centre  
4.6 miles, 15 minutes by car.



RHS Garden Bridgewater  
2.5 miles, 8 minutes by car.



Moorside Railway Station  
1 mile, 4 minutes by car.  
Train to Manchester Victoria – 17 minutes.



Manchester Airport  
13.9 miles, 20 minutes by car.



Close enough to the beating heart of Manchester, yet far enough away to be a semi-rural idyll, Worsley has long been a favoured location. The picturesque Bridgewater Canal and The Green add to the charm and Worsley Woods and RHS Garden Bridgewater provide varied walks and outdoor recreation.

All this, served by a selection of highly rated state and private schools and with superb travel links to central Manchester and beyond - Worsley is the perfect choice for your next home.

Every care has been taken in the production of the information contained in this brochure. The details provided are however indicative only and should not be relied on as an exact description. Nothing in the brochure constitutes an offer, a representation, a contract term or a warranty. All dimensions are approximate, taken from the widest point and may differ slightly between houses of the same type. Dimensions and details are provided without any liability to any prospective or actual purchaser. Features described may vary from time to time and differ from those shown.

The Show House featured in this brochure includes a number of items that are not included as standard, namely: carpeting, furniture, soft furnishings and linens; decorative and other accessories; fitted bedroom furniture and blinds. In all other respects the Show House is representative of the standard of finish you can expect from the other homes for sale within Aspen Close.



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A Broadsand Homes Development