

Taylor
Wimpey







Find your way around

EAST HOLLINSFIELD







MIDDLETON | GREATER MANCHESTER





4 bedroom homes

-  **The Haddenham**
4 bedroom detached home
Plots: 137, 141, 149, 174, 183 & 191
-  **The Teasdale**
4 bedroom detached home
Plots: 106, 121, 143, 153, 173 & 189
-  **The Evesham**
4 bedroom detached home
Plots: 104, 123, 135, 138, 150, 182, 188 & 192
-  **The Downham**
4 bedroom detached home
Plots: 120, 124, 136, 140, 148, 151 & 181
-  **The Kentdale**
4 bedroom detached home
Plots: 142, 147, 176, 190 & 193
-  **The Lydford**
4 bedroom detached home
Plots: 105, 110, 119, 122, 139, 146, 152, 159, 164, 175 & 177

3 bedroom homes

-  **The Alton G**
3 bedroom 2 1/2 storey home
Plots: 117, 118 & 160-163
-  **The Aldenham**
3 bedroom detached home
Plots: 107, 114, 134, 154, 165 & 178
-  **The Milldale**
3 bedroom semi-detached home
Plots: 109, 126, 127, 158 & 184
-  **The Gosford**
3 bedroom semi-detached home
Plots: 115, 116, 125, 128, 155, 156, 169-172, 186 & 187
-  **The Flatford**
3 bedroom semi-detached home
Plots: 108, 132, 133, 144, 145, 157, 179, 180 & 185
-  **The Dadford**
3 bedroom mews/
semi-detached home
Plots: 111-113, 129-131 & 166-168

 Sub station
 Public open space

OUR SHOW HOMES AND SALES INFORMATION CENTRE THIS WAY



You'll find our Sales office and show homes at the entrance, off Satin Drive

Get to know
EAST HOLLINSFIELD

MIDDLETON | GREATER MANCHESTER

East Hollinsfield is a superb collection of three and four bedroom homes situated in the town of Middleton, within the borough of Rochdale.



St Annes School Sports field

St Annes Academy

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 67386_TWMA / August 2022

The Aldenham - Rural Edge Variant - Plot: 154



The Aldenham - Village Heart Variant - Plots: 107, 114, 165

Taylor
Wimpey

THE ALDENHAM

3 bedroom home



The Aldenham - St Annes Variant - Plots: 134 & 178



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ALDENHAM

The Aldenham is a three bedroom property which is ideal for couples and growing families alike. The hallway leads to a spacious lounge with French doors to the rear garden. There is a fitted kitchen and a separate dining room for formal entertaining. Upstairs, bedroom 1 features an en-suite shower room and there are two further bedrooms as well as a stylish family bathroom.

TOTAL 967 sq. ft.

Ground floor



Lounge (max.)	4.32m × 3.18m	14' 2" × 10' 5"
Kitchen	3.00m × 2.95m	9' 10" × 9' 8"
Dining	3.10m × 2.62m	10' 2" × 8' 7"

First floor



Bedroom 1 (max.)	3.17m × 4.10m	10' 5" × 13' 6"
Bedroom 2 (max.)	3.57m × 2.99m	11' 9" × 9' 10"
Bedroom 3 (max.)	2.68m × 2.99m	8' 9" × 9' 10"



Plots: 107, 114, 134, 154, 165 & 178

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Alton G - Village Heart variant - Plots: 117, 118 & 160-163

Taylor
Wimpey

THE ALTON G

3 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ALTON G

This three bedroom home offers 2 ½ floors of flexible living. A fitted kitchen and dining area overlook the front of the home whilst the spacious lounge, featuring French doors leading out to the rear garden, completes the ground floor. Two double bedrooms and a family bathroom occupy the first floor. Bedroom 1 covers the entire second floor with a separate dressing area and en-suite shower room.

TOTAL 1085 sq. ft

Ground floor



Lounge
4.23m x 3.49m 13' 11" x 11' 6"

Kitchen/Dining (max.)
5.26m x 3.20m 17' 3" x 10' 6"

First floor



Bedroom 2
4.23m x 3.49m 13' 11" x 11' 6"

Bedroom 3
3.28m x 2.16m 10' 9" x 7' 1"

Second floor



Bedroom 1 (max ex. dormer)
6.56m x 3.11m (max.) 21' 7" x 10' 3" (max.)

 **Plots:** 117, 118 & 160-163

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

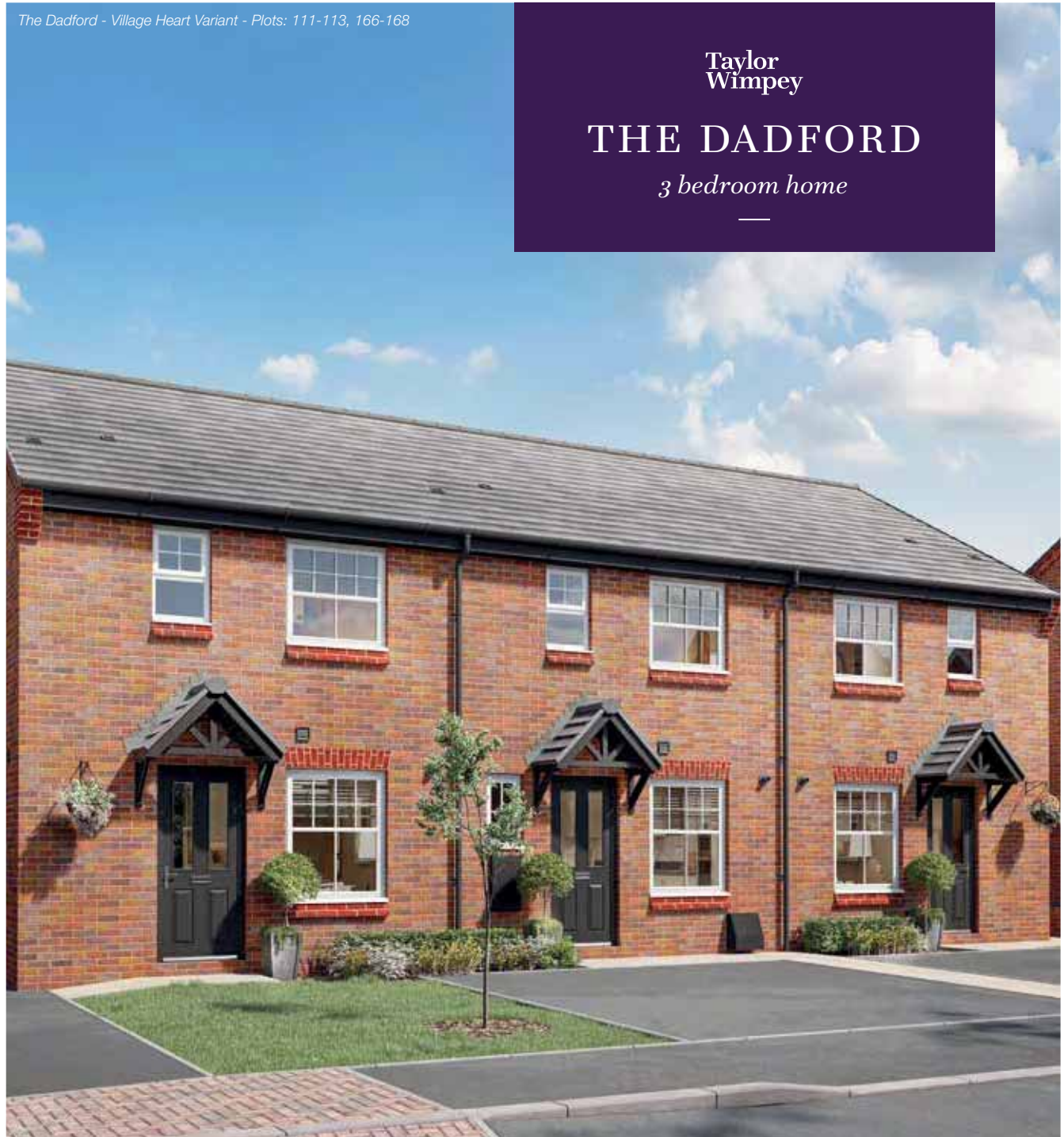
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Dadford - St Annes Variant - Plots: 129-131



The Dadford - Village Heart Variant - Plots: 111-113, 166-168



Taylor
Wimpey

THE DADFORD

3 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE DADFORD

The Dadford is a three bedroom home which would suit both couples and young families. The hallway leads to a modern fitted kitchen with breakfast area and a spacious lounge with dining area which opens through French doors to the rear garden. There's also a handy cloakroom downstairs. Upstairs you will find two double bedrooms, a further well-proportioned bedroom plus a stylish family bathroom.

TOTAL 753 sq. ft.

Ground floor



Lounge/Dining (max.)	4.38m x 4.36m	14' 5" x 14' 4"
Kitchen	3.37m x 2.23m	11' 1" x 7' 4"

*Plot specific window

First floor



Bedroom 1	4.15m x 2.40m	13' 7" x 7' 10"
Bedroom 2	3.61m x 2.40m	11' 10" x 7' 10"
Bedroom 3	2.77m x 1.87m	9' 1" x 6' 2"

 Plots: 111-113, 129-131 & 166-168

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

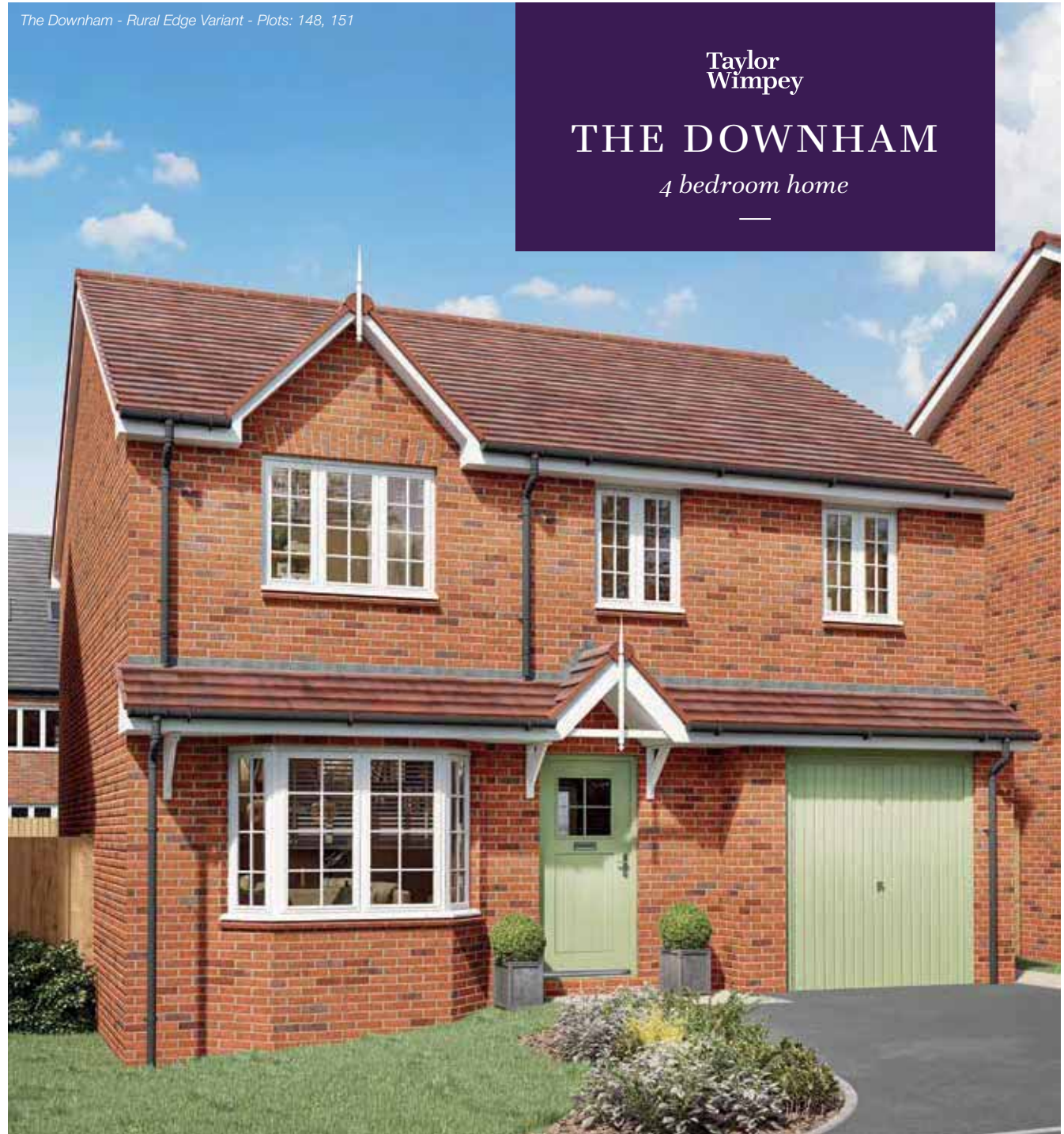
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Downham - Village Heart Variant - Plot: 120



The Downham - Rural Edge Variant - Plots: 148, 151



Taylor
Wimpey

THE DOWNHAM

4 bedroom home

The Downham - St Annes Variant - Plots: 124, 136, 140, 181



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE DOWNHAM

This light and spacious four bedroom home features a kitchen/family/dining room with French doors to the garden. Double doors lead from the kitchen to a lounge with a bay window, providing a peaceful retreat for relaxing and entertaining. Upstairs, the landing leads to the en-suite bedroom 1, two further double bedrooms and a well proportioned fourth bedroom, plus a family bathroom and storage cupboard.

TOTAL 1244 sq. ft

Ground floor



Lounge	5.27m (max.) x 3.18m	17' 4" (max.) x 10' 5"
Kitchen/Dining	7.94m x 2.98m	26' 1" x 9' 10"

First floor



Bedroom 1	4.30m x 3.03m	14' 1" x 10' 0"
Bedroom 2 (max.)	3.51m x 3.28m	11' 6" x 10' 9"
Bedroom 3	3.55m x 3.03m	11' 8" x 10' 0"
Bedroom 4	2.62m x 2.53m	8' 7" x 8' 4"

 **Plots:** 120, 124, 136, 140, 148, 151 & 181

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Evesham - Rural Edge Variant - Plots: 150, 188, 192



The Evesham - St Anne's Variant - Plots: 104, 123, 135, 138, 182

Taylor Wimpey
THE EVESHAM
4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE EVESHAM

The Evesham is a four bedroom home which is ideal for modern family life. The hallway leads to a spacious lounge overlooking the front of the home. The fitted kitchen with dining area features French doors leading to the rear garden. Upstairs is bedroom 1 with en-suite shower room, three further bedrooms and the stylish family bathroom. The property also benefits from an integral garage.

TOTAL 1259 sq. ft.

Ground floor



Kitchen	2.47m × 2.88m	8' 1" × 9' 5"
Dining Area	2.92m × 2.88m	9' 7" × 9' 5"
Lounge	3.84m × 4.53m	12' 7" × 14' 11"

First floor



Bedroom 1	3.84m × 4.53m	12' 7" × 14' 10"
Bedroom 2	3.25m × 3.32m	10' 8" × 10' 11"
Bedroom 3	3.16m × 2.88m	10' 5" × 9' 6"
Bedroom 4 (max.)	2.77m × 3.23m	9' 1" × 10' 7"



Plots: 104, 123, 135, 138, 150, 182, 188 & 192

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

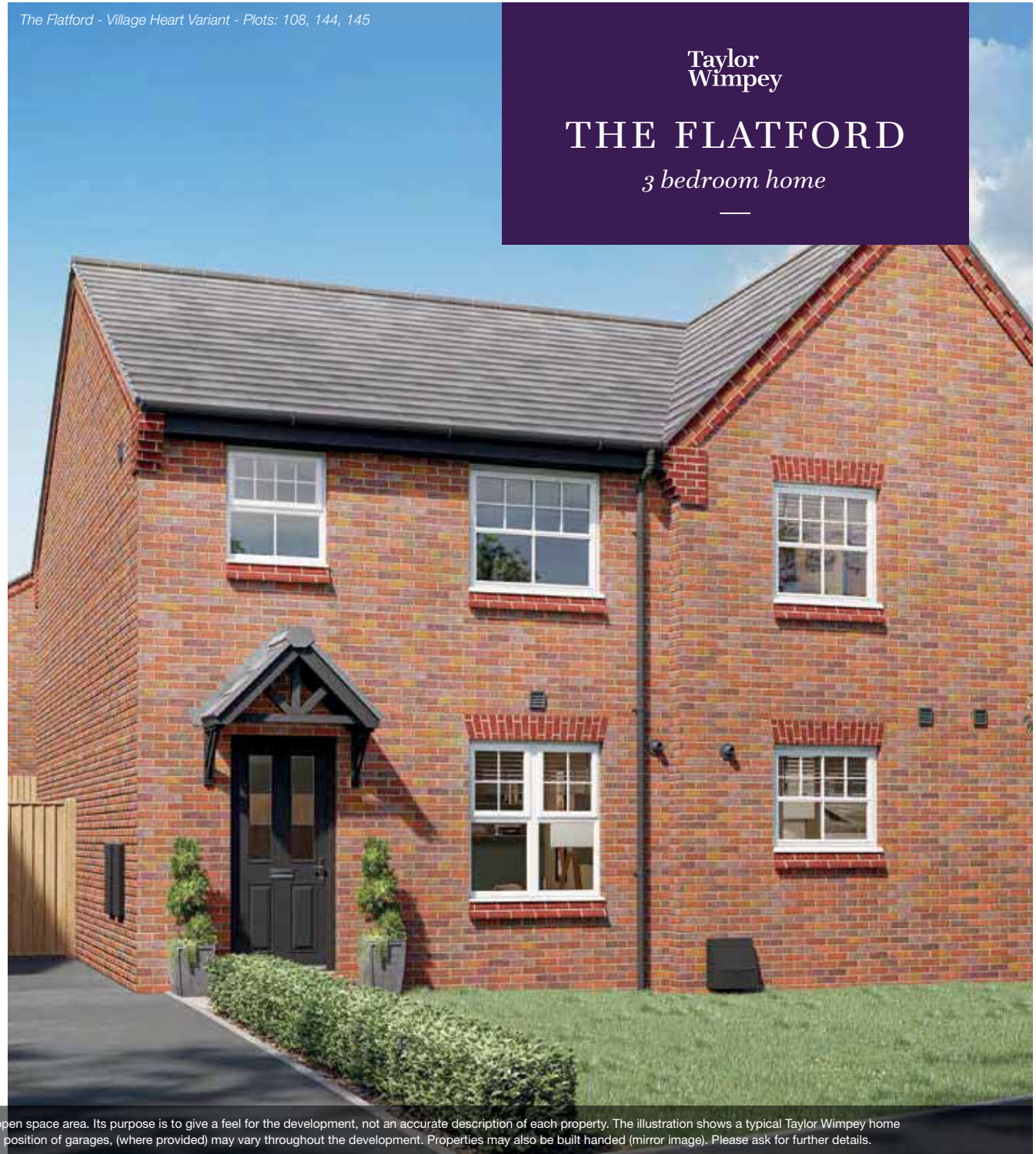
taylorwimpey.co.uk

**Taylor
Wimpey**

The Flatford - St Anne's Variant - Plots: 132, 133, 179, 180



The Flatford - Village Heart Variant - Plots: 108, 144, 145



The Flatford - Rural Edge Variant - Plots: 157, 185



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE FLATFORD

The Flatford is a three bedroom home which would suit both couples and young families. It features an open plan lounge and dining area leading through French doors to the rear garden. The modern fitted kitchen/breakfast area overlooks the front of the home. Upstairs features two double bedrooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 866 sq. ft.

Ground floor



Lounge/Dining	4.72m x 3.70m	15' 6" x 12' 2"
Kitchen	3.43m x 3.08m (max.)	11' 3" x 10' 1" (max.)

First floor



Bedroom 1 (min.)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3	3.70m (max.) x 2.00m	12' 2" (max.) x 6' 7"

 **Plots:** 108, 132, 133, 144, 145, 157, 179, 180 & 185

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:
taylorwimpey.co.uk



The Gosford - St Anne's Variant - Plots: 125, 128



The Gosford - Village Heart Variant - Plots: 115, 116, 169-172



Taylor
Wimpey

THE GOSFORD

3 bedroom home

The Gosford - Rural Edge Variant - Plots: 155, 156, 186, 187



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE GOSFORD

This three bedroom home provides a light and airy living space; the large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A spacious lounge, guest cloakroom and store cupboard complete the ground floor layout. Upstairs consists of bedroom 1 with en-suite shower room, a double bedroom, a further bedroom and the family bathroom.

TOTAL 866 sq. ft

Ground floor



Lounge	4.26m x 3.69m (max.)	14' 0" x 12' 1" (max.)
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

First floor



Bedroom 1 (min.)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3	3.55m (max.) x 2.00m	11' 8" (max.) x 6' 7"

 **Plots:** 115, 116, 125, 128, 155, 156, 169-172, 186 & 187

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

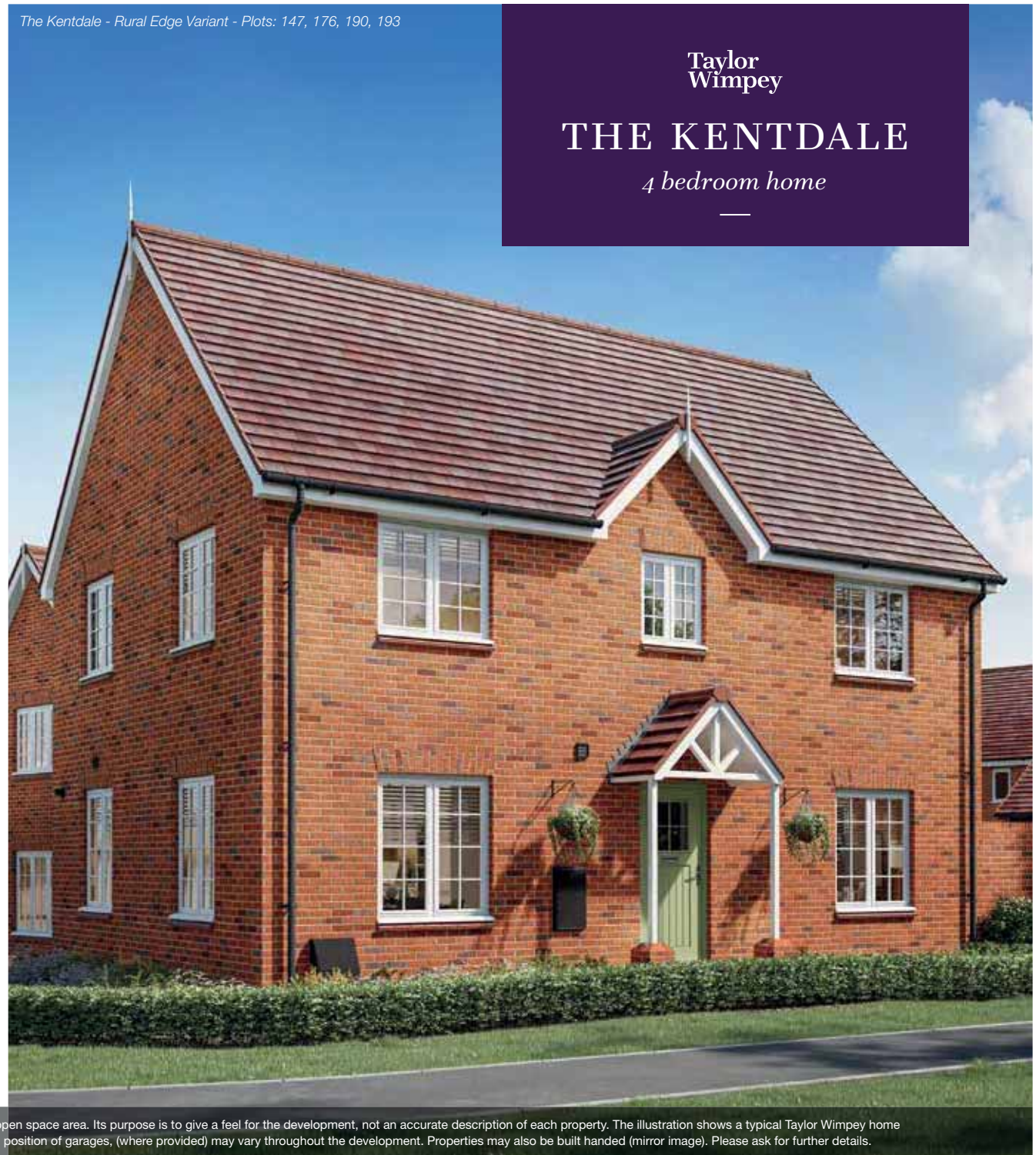
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Kentdale - St. Annes Variant - Plot: 142



The Kentdale - Rural Edge Variant - Plots: 147, 176, 190, 193



Taylor
Wimpey

THE KENTDALE

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE KENTDALE

This four bedroom detached homes provides spacious surroundings suited to family life. The central entrance hallway leads to a kitchen/dining room with utility area and a large dual aspect lounge which opens through French doors to the private garden. Under stairs storage and a guest cloakroom complete the ground floor. Upstairs consists of bedroom 1 with en-suite shower room, a double bedroom, two further bedrooms and a family bathroom.

TOTAL 1222 sq. ft

Ground floor



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.16m x 2.77m	10' 4" x 9' 1"

First floor



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"

*Optional external door

 **Plots:** 142, 147, 176, 190 & 193

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Milldale - Village Heart Variant - Plot: 109



The Milldale - St Anne's Variant - Plots: 126, 127



Taylor Wimpey
THE MILLDALE
3 bedroom home

The Milldale - Rural Edge Variant - Plots: 158, 184



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MILLDALE

This three bedroom home offers ample living space with a large lounge opening through French doors to the private garden, plus a separate kitchen/dining room provides two ideal spaces for relaxing and entertaining. Upstairs, the landing leads to two double bedrooms, including one with an en-suite shower room. A well proportioned third bedroom can alternatively be used as a nursery or office while a family bathroom completes the accommodation.

TOTAL 869 sq. ft

Ground floor



First floor



Lounge	4.62m x 3.22m	15' 2" x 10' 7"
Kitchen/Dining	4.62m x 2.96m	15' 2" x 9' 9"

Bedroom 1	3.22m x 2.83m	10' 7" x 9' 3"
Bedroom 2	3.03m x 2.61m	9' 11" x 8' 7"
Bedroom 3	3.03m x 1.97m	9' 11" x 6' 3"

 **Plots:** 109, 126, 127, 158 & 184

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

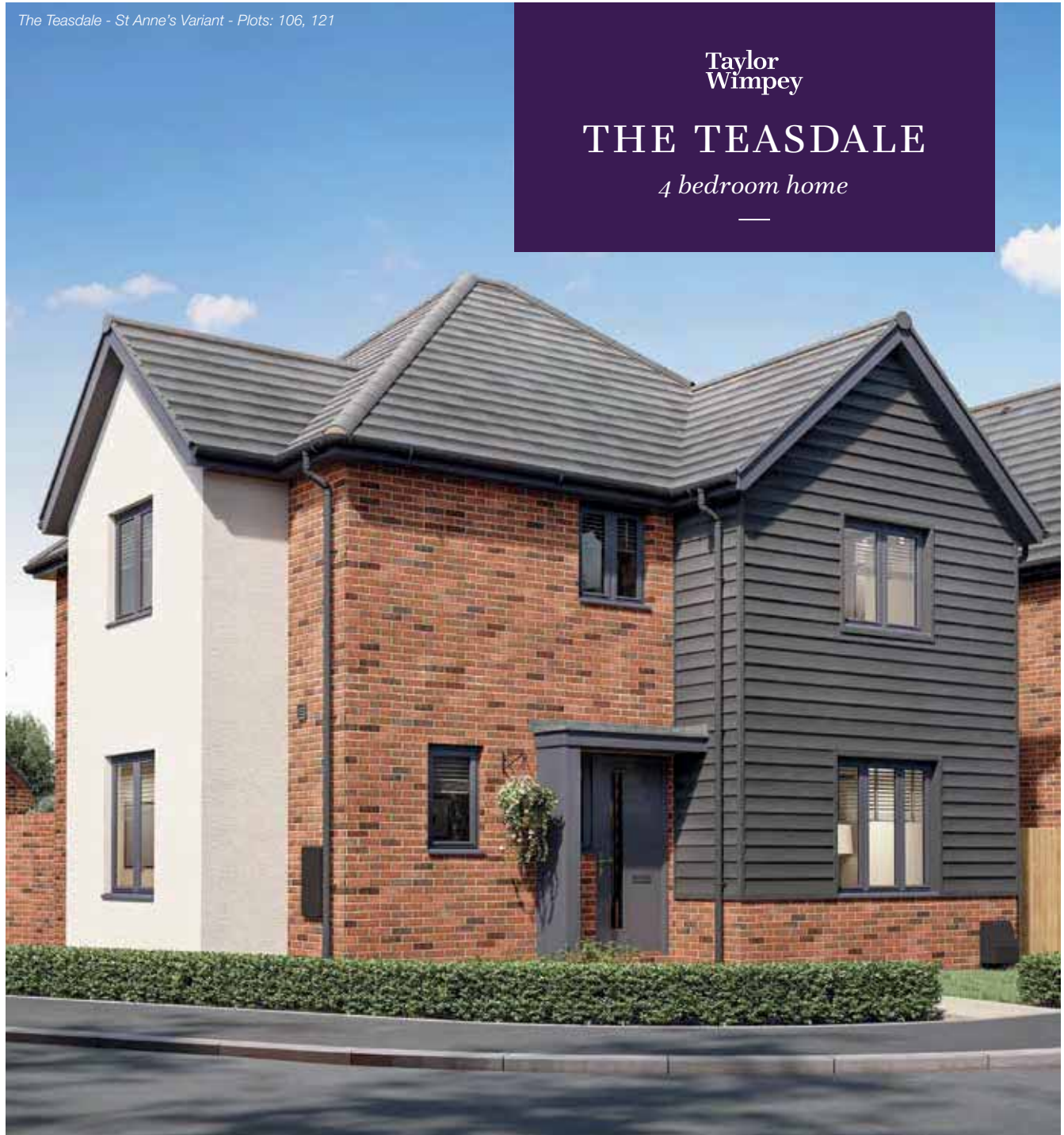
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Teasdale - Village Heart Variant - Plot: 143



The Teasdale - St Anne's Variant - Plots: 106, 121



Taylor
Wimpey

THE TEASDALE

4 bedroom home

The Teasdale - Rural Edge Variant - Plots: 153, 173, 189



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE TEASDALE

The Teasdale is a four bedroom home which is perfect for modern family life. The hallway leads to a spacious lounge and a separate study, both of which overlook the front of the property. The kitchen with dining area features French doors leading to the rear garden. Upstairs there are three double bedrooms, one with an en-suite shower room, a further bedroom and the stylish family bathroom.

TOTAL 1290 sq. ft.

Ground floor



Lounge	4.77m x 3.61m	15' 8" x 11' 10"
Study	2.94m x 2.70m	9' 8" x 8' 10"
Kitchen/Dining	5.81m x 3.07m (max.)	19' 1" x 10' 1" (max.)

First floor



Bedroom 1	3.67m x 3.57m	12' 1" x 11' 9"
Bedroom 2	4.06m (max.)/2.94m (min.) x 2.73m	13' 4" (max.)/9' 8" (min.) x 8' 11"
Bedroom 3	2.83m x 2.71m	9' 4" x 8' 11"
Bedroom 4	2.63m x 1.90m	8' 8" x 6' 3"



Plots: 106, 121, 143, 153, 173 & 189

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Lydford - Village Heart Variant - Plots: 110, 119, 146, 159, 164



The Lydford - St Annes Variant - Plots: 105, 122, 139, 177



Taylor
Wimpey

THE LYDFORD

4 bedroom detached home

The Lydford - Rural Edge Variant - Plots: 152, 175



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE LYDFORD

The Lydford is a four bedroom home which is ideal for family life. The hallway leads to a generous lounge with bay window overlooking the front of the home. The spacious kitchen with dining area features French doors to the rear garden and there is a handy utility room for added convenience. Upstairs, bedroom 1 has an en-suite shower room and there are three further bedrooms and a stylish family bathroom.

TOTAL 1099 sq. ft.

Ground floor



Lounge	4.49m x 3.27m	14' 9" x 10' 9"
Kitchen/Dining	5.36m x 3.38m	17' 7" x 11' 1"

*Bay windows are plot specific

First floor



Bedroom 1	3.79m x 3.17m	12' 5" x 10' 5"
Bedroom 2	3.35m x 3.17m	11' 0" x 10' 5"
Bedroom 3	3.30m (max.) x 2.10m	10' 10" (max.) x 6' 11"
Bedroom 4	2.23m x 2.10m	7' 4" x 6' 11"

 **Plots:** 105, 110, 119, 122, 139, 146, 152, 159, 164, 175 & 177

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



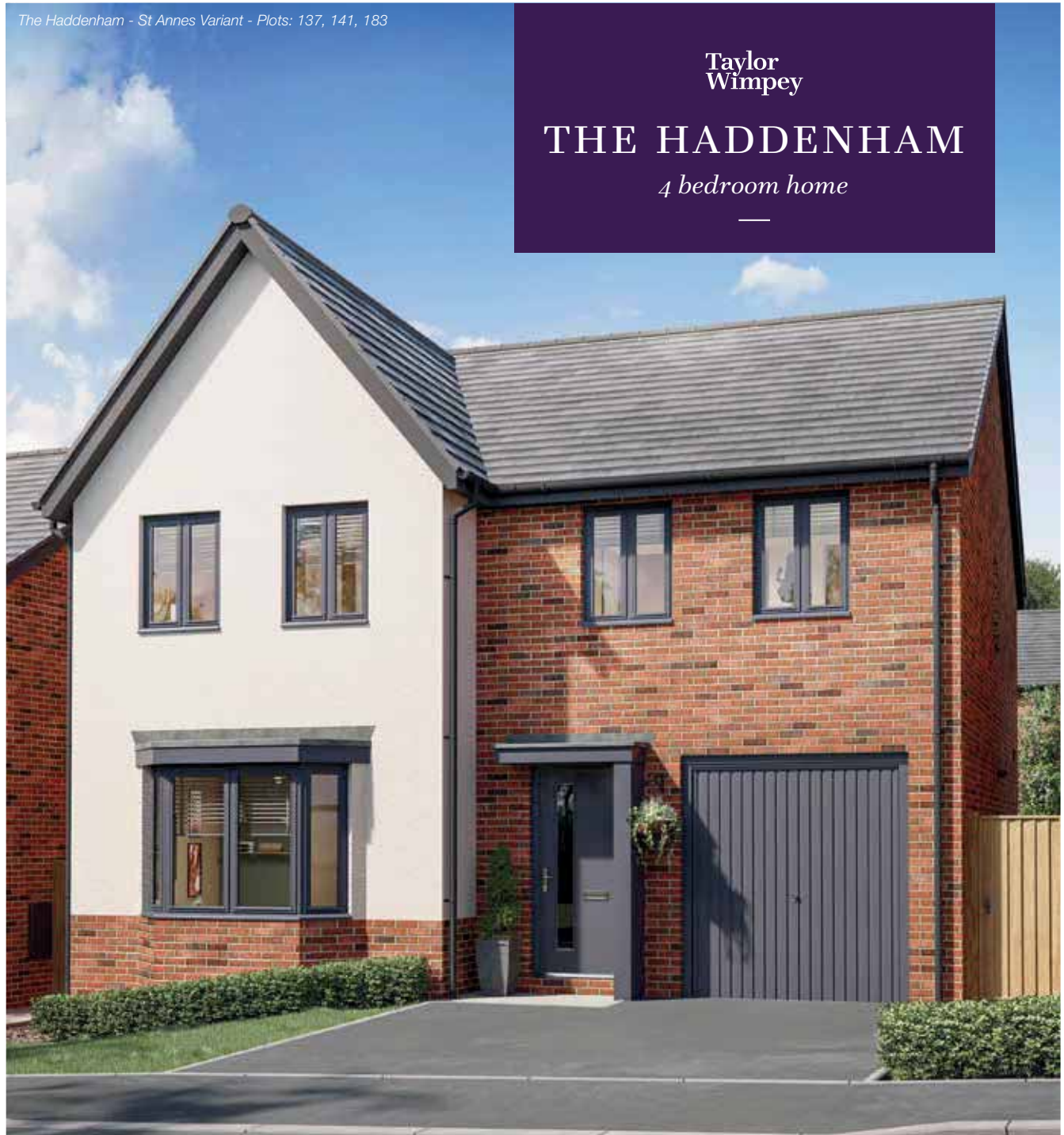
Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

The Haddenham - Rural Edge Variant - Plots: 149, 174, 191



The Haddenham - St Annes Variant - Plots: 137, 141, 183



Taylor
Wimpey

THE HADDENHAM

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE HADDENHAM

The Haddenham is a four bedroom home which provides spacious surroundings, making it ideal for family living. The entrance hallway leads to a generous lounge with bay window overlooking the front of the home. The kitchen with dining area features French doors leading to the garden and a utility area for added convenience. Upstairs, there are four bedrooms, two with en-suite shower rooms as well as a stylish family bathroom.

TOTAL 1460 sq. ft.

Ground floor



Lounge	5.93m (max.) x 3.44m	19' 6" (max.) x 11' 3"
Kitchen/Dining	6.34m x 3.90m	20' 9" x 12' 10"

First floor



Bedroom 1 (max.)	4.04m x 4.65m	13' 3" x 15' 3"
Bedroom 2 (max.)	4.04m x 3.83m	13' 3" x 12' 7"
Bedroom 3	3.28m x 3.23m	10' 9" x 10' 7"
Bedroom 4	2.79m x 3.23m	9' 2" x 10' 7"



Plots: 137, 141, 149, 174, 183 & 191

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67386_TWMA / October 2022



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

EAST HOLLINSFIELD YOUR JOURNEY STARTS HERE

A warm welcome to East Hollinsfield.

*Here you'll find a superb collection of three and four
bedroom homes situated in the town of Middleton,
within the borough of Rochdale.*

It's the ideal place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

RIGHT ON YOUR DOORSTEP

Everything you need for daily life is close to hand in the bustling town of Middleton. You'll find a range of shops, cafes and pubs, as well as restaurants and a selection of supermarkets.

For those who like the great outdoors, there are several parks and playgrounds to choose from, plus several golf clubs in the area. Young families will be delighted with the selection of schools on offer.



Indulge in some retail therapy at Middleton Shopping Centre, open 7 days a week



There are a number of excellent cafes and restaurants in the town



Escape the hustle and bustle of daily life and enjoy a breath of fresh air in one of the parks or playgrounds in the area

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know East Hollinsfield has fantastic road links - the M60 is within easy access, putting the whole of the region within reach. The development is well served by public transport with bus stops close by and the nearest train station located just 2.5 miles away. For those who want to go even further afield, you can reach Manchester Airport by car in under 30 minutes.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Manchester city centre is under 30 minutes away by car



Manchester Airport is close to hand, ideal for those looking to get away to sunnier shores



Enjoy a night of arts and entertainment at Middleton Arena



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



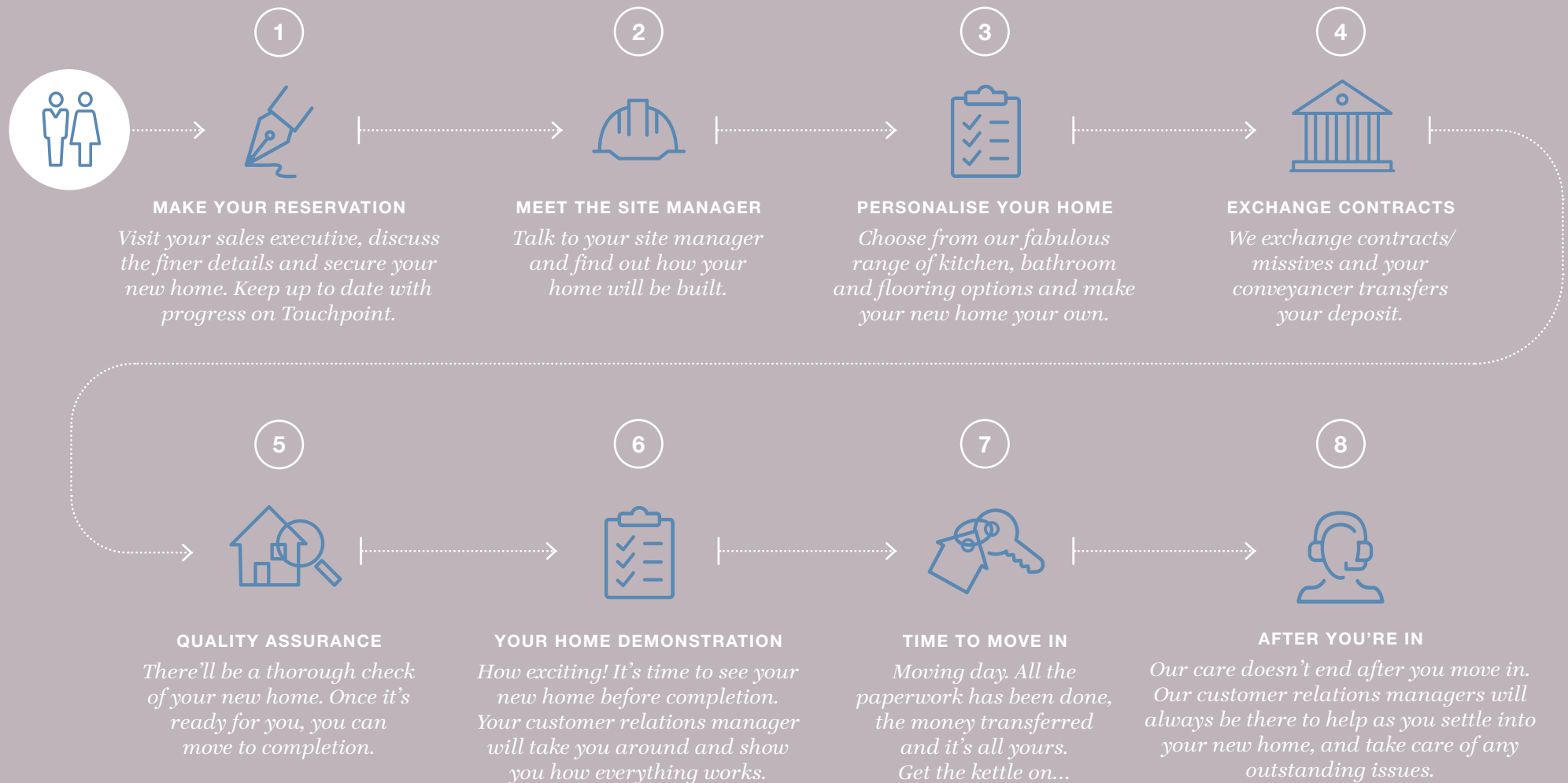
EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

HERE TO HELP YOU SELL

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

3 & 4 bedroom homes

EAST HOLLINSFIELD

Hollin Lane, Middleton, Greater Manchester, M24 5LF

TELEPHONE

0161 507 0613

OPEN TIMES

Monday - Sunday 11am - 5pm

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

* Choices, upgrades and colour choices are available subject to stage of construction.

** Where applicable.

*** Dependant on house style - please refer to your Sales Executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

Kitchen

Symphony Fitted Kitchen with a choice of Soft Close Standard Door Fronts*

Choice of Laminate Worktops*

Carron Phoenix Onda 1 or 1.5 bowl and Drainer with Mixer Tap

Zanussi fitted stainless steel oven

Zanussi fitted stainless Gas Hob

Stainless Steel Splash-Back

Integrated Hood

Plumbing for Dishwasher

Space for Fridge/Freezer

Plumbing for Washing Machine

Internal Finishes

Flat White Finish to Ceilings

White Emulsion to Walls

White Gloss Paint to Woodwork

White Newark Doors with Chrome Lever Furniture

Electrical

Power Points In-line with NHBC requirements

TV Point as per electrical drawings to Living Room, Bedroom 1 and Reception Room

Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on Electrical Layout

USB Charger Double Socket to Kitchen

CAT 5 Cabling installed to Bedroom 1 BT Points in the Living Room and Study

Electrical accessory products in white finish throughout*

Heating, Water and Insulation

Fully Programmable Gas Central Heating

White Thermostatic Radiators in specific rooms

Mains Pressure Hot Water System/Combi Boiler

Cavity Wall Insulation

Loft Insulation In-line with current Building Regulations

Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings*

Choice of Splash Back Tiling from Selected Porcelanosa Range*

Modern White Roca Sanitaryware*

Shaver Unit to Bathroom

Aqualisa thermostatic shower over bath with choice of full height tiling from Porcelanosa Range*

External Features

Grey/Beige/Black Front Door with Chrome Lever Lock Furniture, Letter Plate and Chain

Anthracite Grey and white low maintenance PVCu Windows and French Door**

Front Garden Turfed or Shrubbed In-line with Landscaping Scheme

Driveways and Parking Bays finished in Tar-Mac

Outside Tap

1.8m High Close Boarded Fence to Rear Garden and Gate as per plan

Security, Safety & Warranty

Mains Operated Smoke Alarms to Hallways and Landing(s) as per electrical drawing

External Light to Front Entrance

CO Alarm

Light & Power to Detached Garages**

Mains doorbell with chime and choice of black or white bell push

White Personnel Door to Detached Garage**

NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion

EAST HOLLINSFIELD

Hollin Lane
Middleton
Greater Manchester
M24 5LF

CONTACT US ON

0161 507 0613

SATNAV

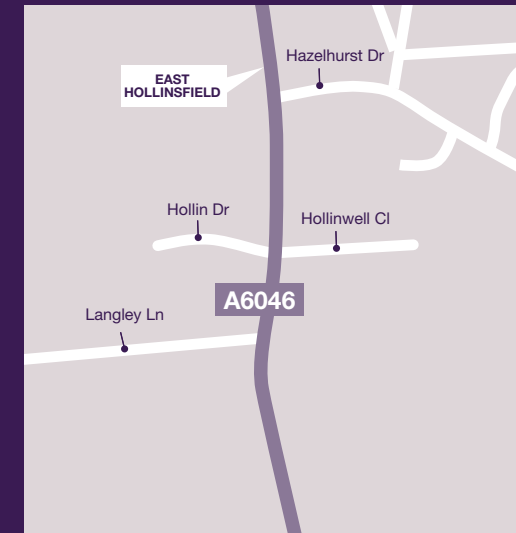
M24 5LF

FROM M62:

- Head North/East on M62
- Leave the M62 at junction 19 and take the A6046 exit to Heywood/Middleton
- At the roundabout, take the first exit onto Middleton Road (A6046)
- The development will be on the left hand side

FROM M66:

- Head North/West on M66
- At junction 3, exit towards Pilsworth Industrial Estate/Heywood Distribution Park
- Continue on Pilsworth Road, turn right onto Moss Hall Road then turn right staying on Moss Hall Road (Moss Hall Road turns slightly left and becomes Whittle Lane)
- Turn left onto Heywood Old Road (A6045)
- Turn right onto Langley Lane
- Turn left onto Hollin Lane (A6046)
- The development is on the right hand side



Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk