

welcome to  
**Whittle Brook Park**  
*Heywood*



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.

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*the opportunity to  
make your home  
**YOUR OWN***



got  
questions?

call...

**01244**

**445 178**



## the altham

3 bed semi-detached

A 3 bedroom semi-detached home that welcomes all walks of life. Key features include an *open plan* kitchen/diner and ensuite to bedroom one.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)





modern  
open plan living

### ground floor

kitchen/dining 15'4" x 9'8"  
living room 12'1" x 20'2"  
cloaks 2'11" x 5'3"

kitchen/dining 4.67m x 2.95m  
living room 3.67m x 6.15m  
cloaks 0.90m x 1.60m



### first floor

bedroom 1 8'6" x 14'10"  
en-suite 8'7" x 3'4"  
bedroom 2 8'6" x 11'7"  
bedroom 3 6'6" x 10'7"  
bathroom 6'6" x 6'8"

bedroom 1 2.60m x 4.53m  
en-suite 2.61m x 1.01m  
bedroom 2 2.60m x 3.53m  
bedroom 3 1.97m x 3.22m  
bathroom 1.97m x 2.02m

**the altham**  
3 bed semi-detached

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## the barrowford

3 bed semi-detached

A *modern* 3 bedroom home, perfect for growing families. Key features include a full width kitchen diner with a breakfast bar.

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open plan living

### ground floor

kitchen/dining 18'11" x 10'7"  
living room 11'8" x 15'7"  
cloaks 3'1" x 6'11"

kitchen/dining 5.76m x 3.24m  
living room 3.55m x 4.74m  
cloaks 0.95m x 2.11m



### first floor

bedroom 1 11'4" x 11'6"  
en-suite 8'3" x 3'11"  
bedroom 2 9'7" x 10'7"  
bedroom 3 9'1" x 10'4"  
bathroom 7'3" x 6'11"

bedroom 1 3.45m x 3.52m  
en-suite 2.51m x 1.20m  
bedroom 2 2.91m x 3.22m  
bedroom 3 2.76m x 3.15m  
bathroom 2.21m x 2.11m

**the barrowford**  
3 bed semi-detached

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## the crawford

3 bed detached with garage

This three-bedroom detached with an integral garage is the *perfect* place to park your family or downsize when they've left home. Key features include ensuite and dressing room to bedroom one.

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modern  
open plan living

### ground floor

kitchen/dining 21'1" x 9'5"  
living room 10'8" x 16'1"  
cloaks 6'5" x 3'6"

kitchen/dining 6.44m x 2.87m  
living room 3.26m x 4.91m  
cloaks 1.96m x 1.05m



### first floor

bedroom 1 12'6" x 10'11"  
dressing area 8'3" x 8'8"  
en-suite 8'3" x 3'11"  
bedroom 2 11'10" x 11'5"  
bedroom 3 9'0" x 9'5"  
bathroom 8'4" x 6'8"

bedroom 1 3.82m x 3.34m  
dressing area 2.52m x 2.64m  
en-suite 2.52m x 1.20m  
bedroom 2 3.60m x 3.47m  
bedroom 3 2.74m x 2.87m  
bathroom 2.53m x 2.02m



**the crawford**  
3 bed detached with garage

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## the dalton

3 bed detached

The traditional three bedroom re-imagined, with a beautifully *balanced* layout designed to bring harmony to your home. Key features include a large utility room off the spacious kitchen diner.

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modern  
open plan living



### ground floor

kitchen/dining	11'6" x 18'6"
living room	10'6" x 18'6"
utility	6'8" x 6'8"
cloaks	3'5" x 5'7"

kitchen/dining	3.50m x 5.65m
living room	3.20m x 5.65m
utility	2.02m x 2.02m
cloaks	1.05m x 1.71m



### first floor

bedroom 1	10'8" x 18'6"
en-suite	7'4" x 4'11"
bedroom 2	11'4" x 10'10"
bedroom 3	11'3" x 7'5"
bathroom	6'10" x 7'1"

bedroom 1	3.26m x 5.65m
en-suite	2.24m x 1.49m
bedroom 2	3.45m x 3.30m
bedroom 3	3.43m x 2.26m
bathroom	2.08m x 2.15m

**the dalton**  
3 bed detached

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*everything considered.*



## the edgworth

3 bed semi-detached

A three bedroom home where you can expect the unexpected with executive levels of *luxury*. Key features include a premium suite to the second floor with a large shower room and walk in wardrobe.

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open plan living

### ground floor

kitchen/dining 13'11" x 13'9"  
living room 10'2" x 16'4"  
cloaks 3'5" x 6'0"

kitchen/dining 4.25m x 4.18m  
living room 3.11m x 4.97m  
cloaks 1.05m x 1.82m

### first floor

bedroom 2 13'11" x 11'8"  
bedroom 3 7'3" x 11'0"  
bathroom 7'3" x 7'1"

bedroom 2 4.25m x 3.56m  
bedroom 3 2.21m x 3.35m  
bathroom 2.21m x 2.15m

### second floor

bedroom 1 13'11" x 16'8"  
en-suite 6'8" x 9'4"

bedroom 1 4.25m x 5.08m  
en-suite 2.02m x 2.84m

**the edgworth**  
3 bed semi-detached

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## the higham

4 bed detached with garage

The Higham offers high quality at every turn in a *fabulous* four-bedroom detached family home. Key features include a large kitchen kitchen diner with optional kitchen island.

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modern  
open plan living

### ground floor

kitchen/dining	20'9" x 13'0"
living room	12'10" x 16'2"
cloaks	3'2" x 5'8"
kitchen/dining	6.32m x 3.96m
living room	3.90m x 4.92m
cloaks	0.96m x 1.73m



### first floor

bedroom 1	11'9" x 11'5"
en-suite	4'5" x 7'8"
bedroom 2	11'9" x 11'3"
bedroom 3	8'8" x 11'0"
bedroom 4	8'8" x 9'0"
bathroom	7'1" x 6'3"
bedroom 1	3.59m x 3.47m
en-suite	1.35m x 2.33m
bedroom 2	3.59m x 3.44m
bedroom 3	2.64m x 3.36m
bedroom 4	2.64m x 2.75m
bathroom	2.15m x 1.90m

**the higham**  
4 bed detached with garage

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*everything considered.*



## the kirkham

4 bed semi-detached

*Flow* is the key to the Kirkham, with four bedrooms over three floors. Key features include the impressive second floor with en-suite bedroom one and a single bedroom, which could be used as a study, a dressing room, or even a nursery.

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modern  
open plan living



### ground floor

kitchen	7'3" x 14'3"
living room	15'8" x 17'7"
cloak	3'2" x 5'6"

kitchen	2.21m x 4.35m
living room	4.78m x 5.34m
cloak	0.96m x 1.67m

### first floor

bedroom 2	15'8" x 9'10"
bedroom 3	15'8" x 9'4"
bathroom	8'8" x 8'0"

bedroom 2	4.78m x 2.99m
bedroom 3	4.78m x 2.84m
bathroom	2.63m x 2.45m



### second floor

bedroom 1	15'8" x 14'1"
en-suite	8'3" x 3'11"
bedroom 4	15'8" x 7'6"

bedroom 1	4.78m x 4.28m
en-suite	2.53m x 1.20m
bedroom 4	4.78m x 2.29m

**the kirkham**  
4 bed semi-detached

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## the lathom

4 bed detached with garage

Four bedrooms and an *integral* garage give the Lathom everything you need and more. Key features include a large kitchen diner with French doors to the rear garden.

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Predicted EPC rating



modern  
open plan living

### ground floor

kitchen/dining	20'4" x 12'7"
living room	12'1" x 16'2"
utility	6'0" x 6'4"
cloaks	6'0" x 3'5"

kitchen/dining	6.20m x 3.85m
living room	3.67m x 4.91m
utility	1.82m x 1.94m
cloaks	1.82m x 1.05m



### first floor

bedroom 1	13'2" x 15'2"
en-suite	8'4" x 3'11"
bedroom 2	10'1" x 13'0"
bedroom 3	13'2" x 8'0"
bedroom 4	11'0" x 9'6"
bathroom	7'2" x 6'2"

bedroom 1	4.01m x 4.61m
en-suite	2.54m x 1.20m
bedroom 2	3.06m x 3.96m
bedroom 3	4.01m x 2.43m
bedroom 4	3.34m x 2.89m
bathroom	2.18m x 1.89m

**the lathom**  
4 bed detached with garage

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## the newburgh

4 bed detached with garage

From the strong, traditional, double-fronted exterior, to the substantial spaces within, the four double bedroom Newburgh is a *classic* of contemporary design. Uncomplicated in its layout, yet uncompromising in its quality, it makes the most of the space to create a generous home of the highest standard.

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modern  
open plan living



### ground floor

kitchen/dining	12'8" x 22'3"
utility	6'5" x 7'0"
living room	12'2" x 22'3"
cloaks	3'4" x 5'8"

kitchen/dining	3.86m x 6.77m
utility	1.95m x 2.12m
living room	3.70m x 6.77m
cloaks	1.03m x 1.72m



### first floor

bedroom 1	12'2" x 11'6"
en-suite	8'0" x 4'4"
bedroom 2	12'10" x 9'11"
bedroom 3	12'2" x 10'5"
bedroom 4	11'4" x 12'0"
bathroom	8'6" x 6'3"

bedroom 1	3.71m x 3.51m
en-suite	2.44m x 1.31m
bedroom 2	3.91m x 3.01m
bedroom 3	3.71m x 3.17m
bedroom 4	3.45m x 3.67m
bathroom	2.59m x 1.89m

**the newburgh**  
4 bed detached with garage

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## the hollingworth

4 bed detached with garage

Four double bedrooms and two living areas give the Hollingworth a *Supreme* sense of space. Key features include a walk out balcony over the integral garage.

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Predicted EPC rating



 modern  
open plan living

### ground floor

kitchen/dining	28'11" x 11'3"
living room	10'5" x 16'9"
utility	6'2" x 5'7"
cloaks	6'9" x 3'8"
kitchen/dining	8.80m x 3.43m
living room	3.17m x 5.11m
utility	1.89m x 1.69m
cloaks	2.06m x 1.11m



### first floor

bedroom 1	10'5" x 15'2"
en-suite	7'2" x 7'4"
bedroom 2	10'9" x 14'11"
bedroom 3	10'5" x 13'0"
bedroom 4	10'4" x 11'5"
bathroom	7'5" x 9'8"
bedroom 1	3.17m x 4.62m
en-suite	2.18m x 2.24m
bedroom 2	3.27m x 4.55m
bedroom 3	3.17m x 3.97m
bedroom 4	3.16m x 3.48m
bathroom	2.25m x 2.93m

 **the hollingworth**  
4 bed detached with garage

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## the rufford

### 4 bed detached with garage

A four-bedroom detached home that rises above the rest, the Rufford is a revelation. From the extensive *boutique* suite at the top of the home, to the cosy corner of the family room on the ground floor, this is a home that impresses on every level.

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modern  
open plan living



### ground floor

kitchen/family/ dining	19'3" x 16'2"
living room	11'8" x 15'7"
cloaks	3'0" x 6'3"

kitchen	5.87m x 4.92m
living room	3.56m x 4.74m
cloaks	0.91m x 1.91m

### first floor

bedroom 2	11'9" x 10'1"
en-suite 2	8'7" x 3'11"
bedroom 3	11'9" x 12'1"
bedroom 4	10'0" x 8'2"
bathroom	7'2" x 6'3"

bedroom 2	3.58m x 3.06m
en-suite 2	2.61m x 1.20m
bedroom 3	3.59m x 3.67m
bedroom 4	3.05m x 2.50m
bathroom	2.19m x 1.91m

### second floor

bedroom 1	19'3" x 23'4"
en-suite	6'11" x 8'5"

bedroom 1	5.87m x 7.10m
en-suite	2.11m x 2.57m

**the rufford**  
4 bed detached with garage

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*everything considered.*



## the tatham

4 bed detached with garage

*Luxury* comes as standard with the four-bedroom Tatham, a home of the highest quality. The Tatham has everything you would expect in an executive four-bedroom home. Key features include a separate downstairs study, two ensuites, and a Juliet balcony to selected plots.

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modern  
open plan living

### ground floor

kitchen/dining/ family	26'4" x 10'9"
utility	7'9" x 5'10"
living room	10'9" x 19'2"
study	8'4" x 9'8"
cloaks	3'1" x 5'10"

kitchen/dining/ family	8.01m x 3.27m
utility	2.35m x 1.77m
living room	3.29m x 5.83m
study	2.54m x 2.95m
cloaks	0.93m x 1.77m



### first floor

bedroom 1	13'10" x 16'6"
en-suite 1	6'7" x 7'6"
bedroom 2	10'10" x 9'10"
en-suite 2	7'6" x 3'11"
bedroom 3	8'4" x 13'2"
bedroom 4	7'9" x 9'10"
bathroom	7'1" x 9'10"

bedroom 1	4.22m x 5.03m
en-suite 1	2.00m x 2.30m
bedroom 2	3.30m x 2.98m
en-suite 2	2.27m x 1.20m
bedroom 3	2.54m x 4.02m
bedroom 4	2.37m x 2.98m
bathroom	2.15m x 2.98m

**the tatham**  
4 bed detached with garage

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## the whitworth

### 5 bed detached with garage

The five-bedroom Whitworth raises the bar, delivering quality without compromise over three floors. Spanning the entire second floor is the *boutique* premier bedroom suite, with a bath and a double shower, plus twin sinks. When it comes to exceptional executive living, The Whitworth is without equal, providing the highest standards on every level.

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open plan living



### ground floor

kitchen/dining/family	28'2" x 10'10"
living room	10'5" x 16'5"
utility	6'0" x 5'8"
cloaks	6'9" x 4'0"

kitchen/dining/family	8.57m x 3.30m
living room	3.17m x 5.01m
utility	1.82m x 1.72m
cloaks	2.06m x 1.22m

### first floor

bedroom 2	10'5" x 14'1"
en-suite	7'6" x 5'1"
bedroom 3	10'6" x 14'1"
bedroom 4	10'5" x 13'4"
bedroom 5	10'0" x 10'9"
bathroom	6'10" x 8'8"

bedroom 2	3.17m x 4.29m
en-suite	2.27m x 1.55m
bedroom 3	3.19m x 4.29m
bedroom 4	3.17m x 4.07m
bedroom 5	3.05m x 3.29m
bathroom	2.08m x 2.63m

### second floor

bedroom 1	17'4" x 22'9"
en-suite	10'6" x 10'7"

bedroom 1	5.29m x 6.93m
en-suite	3.19m x 3.22m

**the whitworth**  
5 bed detached with garage

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the whitworth, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 29/08/23.

*everything considered.*

# Whittle Brook Park, Heywood

manchester road



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. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 14/04/23

*everything considered.*

got questions?

call 01706 438 437



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*everything considered.*