



# WEAVER'S CROFT



CUBE HOMES

*Welcome to*  
**Weaver's Croft**

An impressive development of 23 prestigious 3 and 4 bedroom homes nestled within the picturesque, suburban area of Moorside.

Each property has been perfectly crafted to combine stunning architecture with contemporary design ensuring an ideal living environment.

With spacious interiors and meticulous attention to detail, each home has been designed to provide an unparalleled living experience.

Whether you're seeking a beautifully designed modern home or a place to create lasting memories, our homes in Moorside are the perfect choice. Experience the epitome of comfortable and modern living in a vibrant community.



CUBE HOMES



# Ideally Located

Beyond the luxurious interiors, *Weaver's Croft* boasts plenty of picturesque scenery ideal for the avid outdoor explorer. The surrounding area is dotted with green spaces, allowing residents to enjoy the beauty of nature right on their doorstep.

Amongst the peace and tranquillity residents are still ideally located for accessible and efficient travel. Manchester City Centre is just 9 miles away, making it convenient enough to head into the city on a weekend or easy commuting for work with Derker Metrolink stop under 2 miles away. Travelling by car? *Weaver's Croft* is roughly 1.2 miles from the A62.



ALEXANDRA PARK OLDHAM



MANCHESTER CITY CENTRE

**GETTING TO OLDHAM**



By Road  
**10 mins**



By Bus  
**20 mins**



By Bike  
**23 mins**



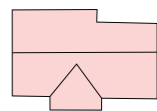
On Foot  
**50 mins**

From Weaver's Croft, getting into Oldham is easy, from here you'll find connections to Rochdale, Central Manchester and beyond to East Didsbury. Weaver's Croft is also less than **35 minutes to Manchester Airport** and **30 minutes to Stockport**.

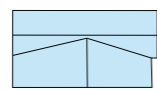


# Development Plan

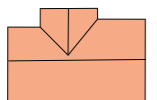
## HOUSETYPES



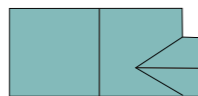
**The Brandon**  
3-bedroom home



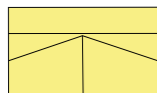
**The Bedford**  
3-bedroom home



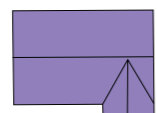
**The Ashcroft**  
3-bedroom home



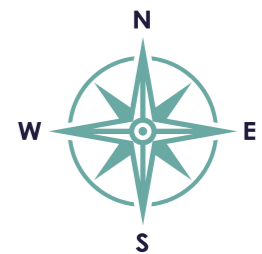
**The Granville**  
4-bedroom home



**The Abercorn**  
4-bedroom home



**The Hackett**  
4-bedroom home



# The Ashcroft

three BEDROOM  
3  
EN SUITE  
W.C.

*Many people believe the kitchen is the heart of the home, and that certainly is the case with The Ashcroft.*

The kitchen and open-plan dining area are a major feature of the ground floor. The kitchen has been beautifully appointed with soft closing drawers and the latest energy-saving white goods to help save energy and the climate.

This space gives the family a place to eat and congregate during a busy day. There is also the bathroom and utility room to meet the needs of modern living.

Both the kitchen and spacious living room have large windows which allow the rooms to be flooded with natural light.

On the first floor, there are three bedrooms, with the master bedroom being served by en-suite facilities.

*Plots 11, 12, 15*



## Ground Floor

**Living Room**  
2.96m x 4.79m 9.71ft x 15.71ft

**Kitchen Diner**  
4.07m x 5.35m 13.35ft x 17.55ft

**WC**  
1.11m x 1.68m 3.64ft x 5.51ft

**Utility**  
1.52m x 1.29m 4.98ft x 4.23ft



## First Floor

**Master Bedroom**  
3.85m x 3.42m 12.63ft x 11.22ft

**Ensuite**  
1.91m x 1.86m 6.26ft x 6.10ft

**Second Bedroom**  
3.65m x 2.51m 11.97ft x 8.23ft

**Third Bedroom**  
2.97m x 4.79m 9.74ft x 15.71ft

**Bathroom**  
2.10m x 1.86m 6.88ft x 6.10ft



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# The Bedford

*A family that lives together, loves together and collaboration is at the heart of The Bedford's design with its large dining area.*

The large open plan kitchen and dining area is specifically designed for collaboration, be it family meal times, games nights or cosy nights in.

The Bedford features large bi-fold doors off the kitchen area which lead directly into the garden, perfect for socialising.

This house type benefits from three well-appointed bedrooms upstairs, all offering a balance of comfort and space. The master bedroom also comes with the luxury of its own en suite bathroom, providing added convenience and privacy.

**Plots 13, 14, 16**

Three BEDROOMS

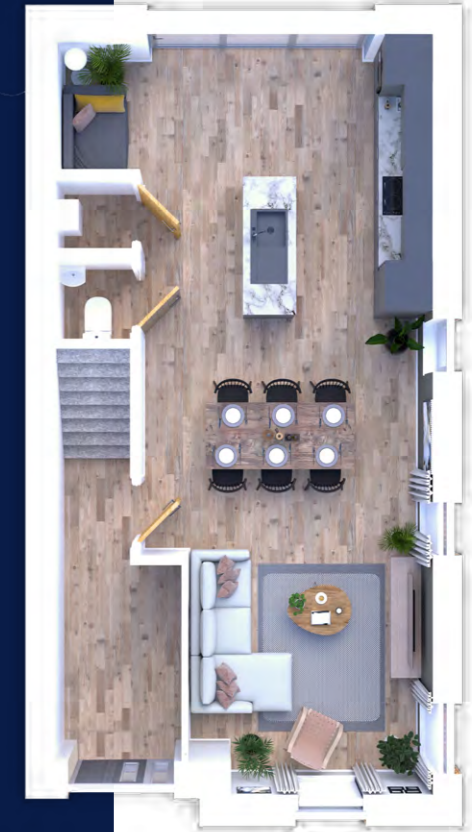
## Ground Floor

**Living Diner**  
3.93m\* x 4.99m 12.89ft x 16.37ft

**Kitchen**  
5.02m\* x 4.99m 16.47ft x 16.37ft

**WC**  
1.02m x 1.65m 3.34ft x 5.41ft

**Utility**  
1.02m x 0.94m 3.34ft x 3.08ft



## First Floor

**Master Bedroom**  
2.77m x 4.97m 9.08ft x 16.30ft

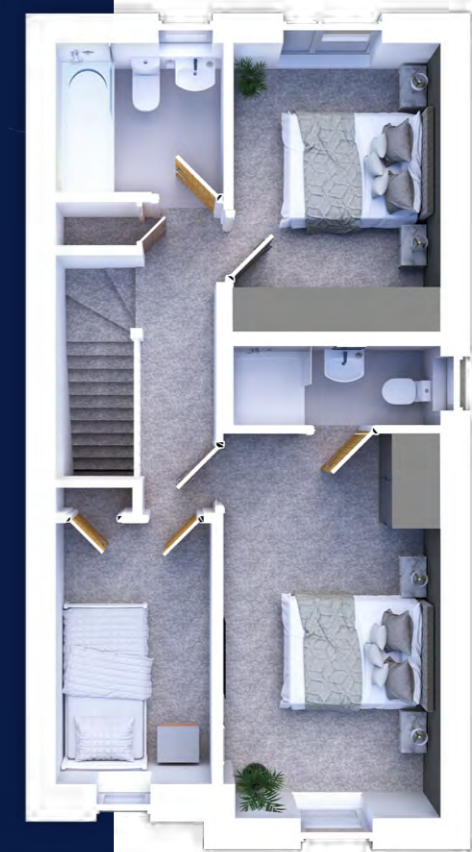
**Ensuite**  
2.77m x 1.06m 9.08ft x 3.47ft

**Second Bedroom**  
2.77m x 3.78m 9.08ft x 12.040ft

**Third Bedroom**  
2.17m x 3.40m 7.11ft x 11.06ft

**Bathroom**  
2.17m x 2.01m 7.11ft x 6.59ft

\*Max



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# The Brandon

*The unique three-bedroom Brandon is a spacious haven away from the rigours of a busy world.*

Entering the home on the ground floor, on one side is a large kitchen and dining area where the family can come together and talk about the events of the day.

On the other side is a large living room where the family can relax. The ground floor also has a WC and a perfect sized utility room.

Upstairs, the master bedroom enjoys en-suite facilities, while the two other bedrooms have a family bathroom to share. The Brandon has everything you could need for family living.

*Plot 1*



## Ground Floor

**Living Room**  
3.00m x 5.84m 9.84ft x 19.16ft

**Kitchen Diner**  
4.23m x 5.02m 13.87ft x 16.46ft

**WC**  
1.13m x 1.88m 3.70ft x 6.16ft

**Utility**  
1.19m x 1.67m 3.90ft x 5.47ft



## First Floor

**Master Bedroom**  
4.28m\* x 3.03m 14.04ft x 9.94ft

**Ensuite**  
1.97m x 1.88m 6.46ft x 6.16ft

**Second Bedroom**  
3.01m\* x 5.82m 9.87ft x 19.09ft

**Third Bedroom**  
3.46m\* x 2.92m 11.35ft x 9.58ft

**Bathroom**  
2.15m x 1.90m 7.05ft x 6.23ft



\*Max

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# The Abercorn

*Beautifully appointed and designed for modern life, the four-bedroom Abercorn is developed with the needs of a large family in mind.*

On the ground floor, a spacious lounge leads to the heart of the home with a fabulous open-plan kitchen dining area, which allows for the family to get together and eat at the end of a busy day.

The Abercorn also features a utility room and well-proportioned bedrooms.

Upstairs, a beautifully finished master bathroom is at the centre of the space, with the master bedroom having its own en-suite facilities.

**Plots** 2, 3, 4, 5, 6, 7, 8, 9, 10

FOUR BEDROOM HOME

## Ground Floor

**Living Room**  
3.23m x 5.21m 10.59ft x 17.09ft

**Kitchen Diner**  
5.58m x 5.17m 18.30ft x 16.96ft

**WC**  
0.88m x 1.61m 2.88ft x 5.28ft

**Utility**  
0.87m x 0.96m 2.85ft x 3.14ft



## First Floor

**Master Bedroom**  
3.38m\* x 3.99m 11.09ft x 13.09ft

**Ensuite**  
1.52m x 2.09m 4.98ft x 6.85ft

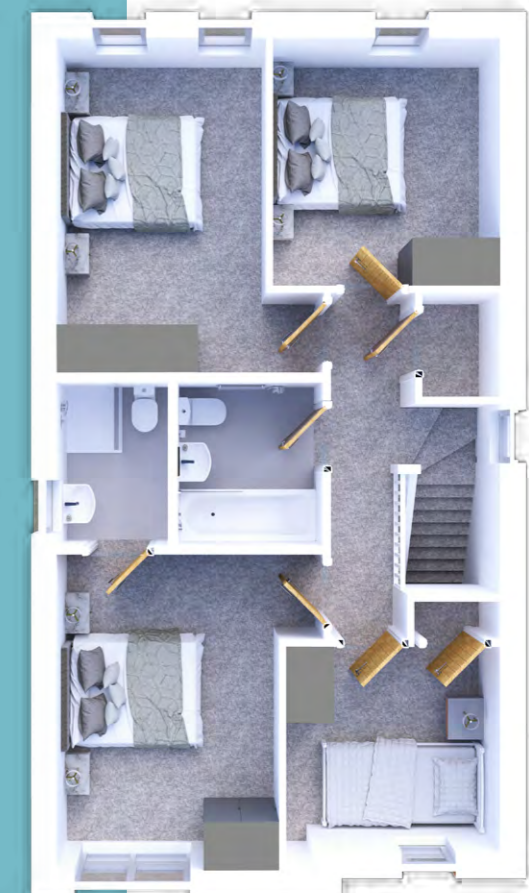
**Second Bedroom**  
2.85m x 3.12m 9.35ft x 10.23ft

**Third Bedroom**  
2.76m x 2.65m 9.05ft x 8.69ft

**Fourth Bedroom**  
3.33m\* x 4.20m 10.93ft x 13.78ft

**Bathroom**  
1.70m x 2.08m 5.57ft x 6.82ft

\*Max





# The Granville

*Benefitting from beautiful views, The Granville is the perfect haven as a hub to return to at the end of the day.*

With Cube Homes' characteristic large windows throughout allowing natural light to flood the space, the spacious living room and kitchen allow for the family to eat, collaborate and relax in beautifully appointed surroundings. The kitchen diner leads onto the garden via a set of bi-fold doors to allow you to make the most of the outdoors.

That theme is continued upstairs with the master bedroom served by a spacious balcony, to allow the outside in, and also en-suite facilities.

Also on the upper floor, the other three bedrooms are spacious and appointed for the needs of modern life.

*Plots* 18, 19, 20, 21, 22, 23



## Ground Floor

**Living Room**  
3.81m x 5.18m 12.50ft x 16.99ft

**Kitchen Diner**  
5.92m\* x 8.08m 19.42ft x 26.50ft

**WC**  
0.95m x 1.60m 3.11ft x 5.24ft

**Utility**  
0.95m x 1.62m 3.11ft x 5.31ft



## First Floor

**Master Bedroom**  
3.71m\* x 4.40m 12.17ft x 14.43ft

**Ensuite**  
1.63m x 2.40m 5.35ft x 7.87ft

**Second Bedroom**  
3.70m\* x 5.02m 12.14ft x 16.47ft

**Third Bedroom**  
3.02m x 4.86m 9.90ft x 15.94ft

**Fourth Bedroom**  
2.59m x 3.11m\* 8.50ft x 10.20ft

**Bathroom**  
1.91m x 2.40m 6.26ft x 7.87ft

\*Max



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# The Hackett

*Busy families lead busy lives and The Hackett allows for the family to live and play their way.*

The ground floor is split between a spacious kitchen diner, where the family is able to gather and talk about the events of the day, and on the other side is the lounge where the family can kick back and relax.

Both the kitchen and lounge lead onto the garden, making these spaces feel like a perfect continuation of your home.

On the upper floor, the master bedroom comes with a Juliette balcony and en-suite facilities. The rest of the family will find a further three good-sized bedrooms and a family bathroom to share.

**Plot 17**

FOUR  
4  
BEDROOM

## Ground Floor

**Living Room**  
3.26m x 7.03m 10.69ft x 23.06ft

**Kitchen Diner**  
3.99m\* x 6.24m\* 13.09ft x 20.47ft

**WC**  
1.10m x 1.52m 3.60ft x 4.98ft

**Utility**  
1.08m x 1.70m 3.54ft x 5.57ft



## First Floor

**Master Bedroom†**  
2.75m x 4.38m 9.02ft x 14.37ft

**Ensuite**  
1.92m x 1.80m 6.29ft x 5.90ft

**Second Bedroom**  
3.54m\* x 3.23m\* 11.61ft x 10.59ft

**Third Bedroom**  
3.28m x 3.98m 10.76ft x 13.05ft

**Fourth Bedroom**  
3.27m\* x 2.95m\* 10.72ft x 9.67ft

**Bathroom**  
2.01m x 1.80m 6.59ft x 5.90ft

\*Max. † Excludes external terrace



# Luxurious, modern living at its best

At *Weaver's Croft*, a high quality specification comes as standard. You can expect nothing but beauty in every detail of each room in your stunning new home. There will also be an opportunity to personalise and upgrade elements in your home, subject to build stage.



## Kitchen

- A range of stylish options to suit all tastes including a choice of slab doors, available in a selection of colours with Super Matt or Gloss finishes\*
- Soft closing cupboard doors and drawers as standard
- Choice of worktops with upstands\*
- Karndean flooring to the kitchen, dining room and hallways
- Downlights to kitchen and under unit lights
- Fully integrated Bosch appliances including fridge freezer, oven, hob and dishwasher
- Bi-fold doors leading out to gardens
- Brushed chrome sockets

## Bathrooms & Cloakrooms

- Porcelanosa wall tiling to bathroom and en suite
- Downlights to bathroom and en suite
- Chrome towel rails to bathroom and en suite
- Karndean flooring to all bathrooms
- Showers in en suite bathrooms
- Shower over bath in family bathroom

## External

- Turfed rear gardens
- Boundary fencing to rear garden
- Rear gardens have bi-fold door access

## General

- USB points to all habitable rooms
- Gas central heating with A rated boiler
- Fibre broadband
- TV point to lounge, kitchen and master bedroom
- Brushed chrome sockets and switches to ground floor with white plastic to first floor

\*Upgrades available dependant on build stage

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# Your home builder, Cube Homes

For *more than a decade* Cube Homes has been delighting customers across the North West with a range of homes that have *quality at their heart*.

Whether you are searching for your first home, taking a step up or looking for luxury, we have the right home, built with you in mind.

Our architects design each home to suit modern living, with layouts perfect for entertaining and family life. When reserving your new home early, you can personalise many of the quality features we offer to suit your taste and lifestyle. Modern construction methods will mean your home will be energy efficient, low maintenance and environmentally friendly, making them less expensive to run than older properties while not costing the earth.

All of our homes come with a 10 year warranty as standard, giving you complete peace of mind.



CUBE HOMES



# CUBE HOMES

## Enquiries

To find out more or register your interest:

**Call:** 0161 447 5050

**Email:** [Sales@plumlife.co.uk](mailto:Sales@plumlife.co.uk)

**Visit:** [www.cubehomes.com/weavers-croft](http://www.cubehomes.com/weavers-croft)



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