

# BLUEBELL WALK

Westhoughton · Greater Manchester



**Persimmon**  
Together, we make a home.

## TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### HERE TO HELP

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from.



#### PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



### OUR STAR RATING

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



## OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



### Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



### Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



# Bluebell Walk

Westhoughton • Greater Manchester



## Bluebell Walk at a glance:

- 👉 Beautiful range of 2, 3, 4 & 5-bedroom homes
- 👉 Huge choice of local amenities
- 👉 A good selection of schools
- 👉 Fantastic transport links between Wigan and Bolton and around Greater Manchester

## FIND YOUR PERFECT NEW HOME AT BLUEBELL WALK

Bluebell Walk is our new collection of homes in Westhoughton. Situated between Bolton and Wigan, the historic town is perfectly located for transport around Greater Manchester. It's also steeped in history, with landmarks such as St. Bartholomew's tower and the old town hall. Bluebell Walk has a range of homes to suit everyone, whether you're a first-time buyer or a family looking for more space.

There are plenty of options for activities whilst living at Bluebell Walk. Westhoughton Community Leisure Centre has an abundance of facilities and options available for all ages, including gymnastics, football, swimming and archery. If you're a keen golfer, you'll find a range of courses nearby including Westhoughton Hart Common Golf Club and Hindley Hall Golf Club. For even more outdoor activities there's a horse-riding school as well as a cycling club where you'll get to venture into the stunning local countryside.

### Shopping close to hand...

Westhoughton has a plethora of local amenities to hand. You'll have everything you need for day-to-day living including local shops, bakeries, a bank and a supermarket. There's also a market hall with a selection of trinkets and things to eat, plus a range of restaurants.

There's a further choice of shopping options on your doorstep with the nearby Middlebrook retail park in Horwich. There's a wide variety of shops, restaurants and even a cinema to enjoy a day or night out as well as a spot of retail therapy.

### A great choice of schools...

Educational needs will be well-met living at Bluebell Walk as there's a choice of local primary schools including Sacred Heart and St. Bartholomew's primary schools, as well as Westhoughton High for secondary education. Those looking for further education will find a great selection of courses and a high standard of teaching at Bolton College, which is easily commutable from the development.

With all that's on offer, it's easy to see why Bluebell Walk is the perfect place to call home.

### JUMP IN THE CAR AND START EXPLORING:

- Middlebrook | 2.8 miles
- Leigh | 3.4 miles
- Bolton | 3.8 miles
- Wigan | 5.4 miles
- Manchester | 11.5 miles
- St Helens | 11.7 miles



# SITE PLAN

## BLUEBELL WALK



### KEY

- |  |   |
|--|---|
| <span style="color: #C080D0;">●</span> The Alnwick (2)         | <span style="color: #ADD8E6;">●</span> The Clayton Corner (3)   |
| <span style="color: #FFD700;">●</span> The Hanbury (3)         | <span style="color: #800080;">●</span> The Hornsea (4)          |
| <span style="color: #D2B48C;">●</span> The Hanbury Corner (3)  | <span style="color: #8B0000;">●</span> The Kendal (4)           |
| <span style="color: #FF8C00;">●</span> The Rufford (3)         | <span style="color: #9ACD32;">●</span> The Chedworth Corner (4) |
| <span style="color: #FFFF00;">●</span> The Souter (3)          | <span style="color: #00CED1;">●</span> The Coniston (4)         |
| <span style="color: #008000;">●</span> The Hatfield (3)        | <span style="color: #DDA0DD;">●</span> The Newton (5)           |
| <span style="color: #FF0000;">●</span> The Hatfield Corner (3) | <span style="color: #808080;">●</span> Affordable Housing       |

(3) indicates number of bedrooms

Development  
by Others



Owl Hall  
Farm

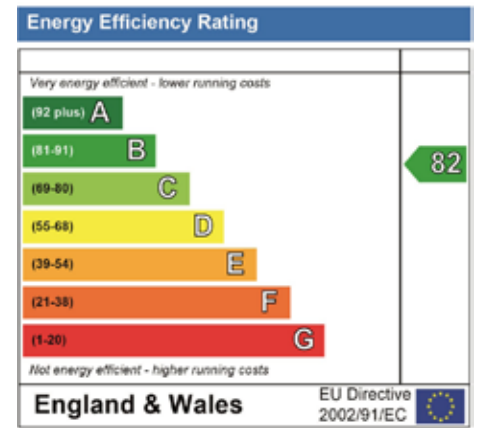
Development  
by Others

Development  
by Others

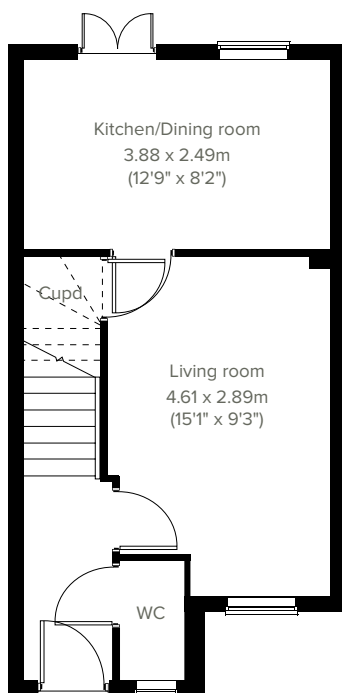


# ALNWICK

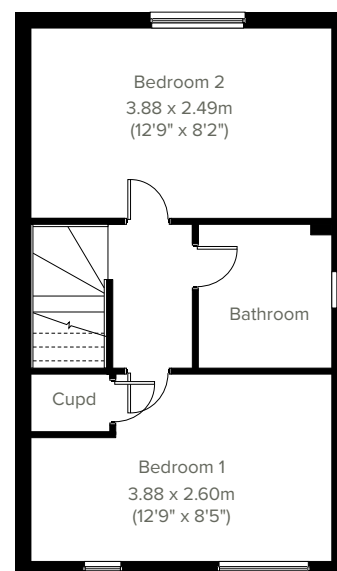
## Two bedroom home



Perfectly-proportioned, the Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

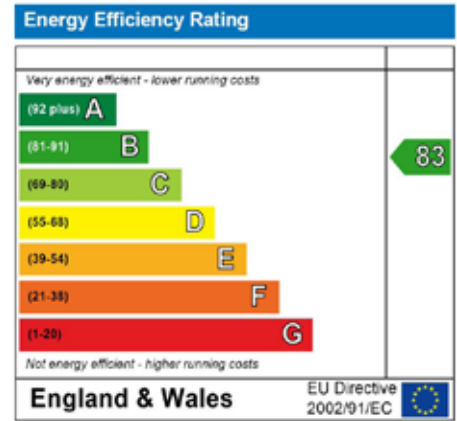
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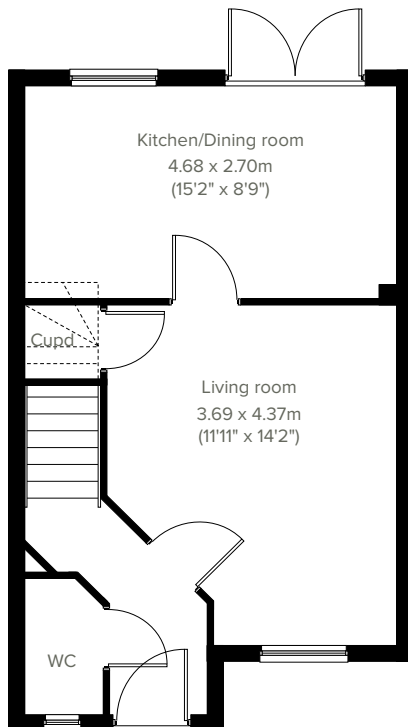


## HANBURY

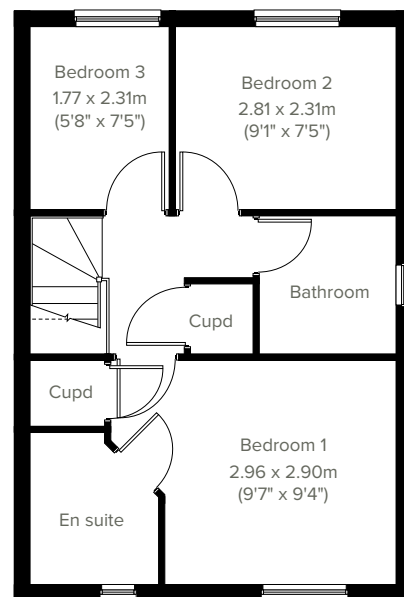
### Three bedroom home



The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor

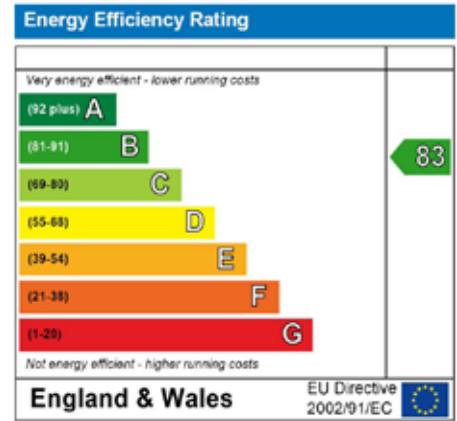


First floor

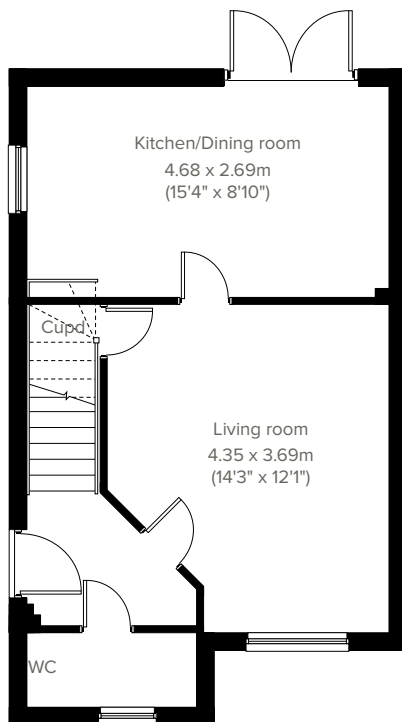
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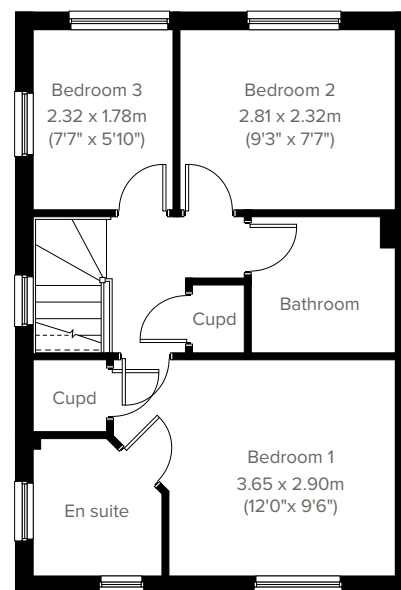
**HANBURY CORNER**  
Three bedroom home



The popular Hanbury Corner is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor

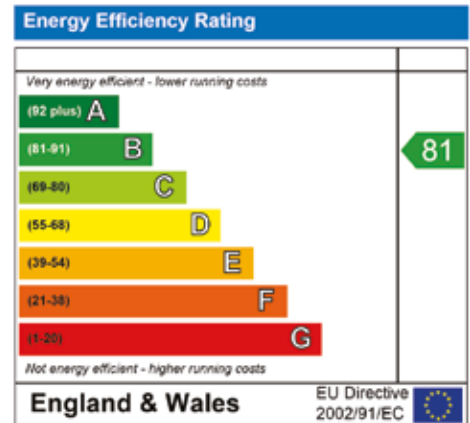


First floor

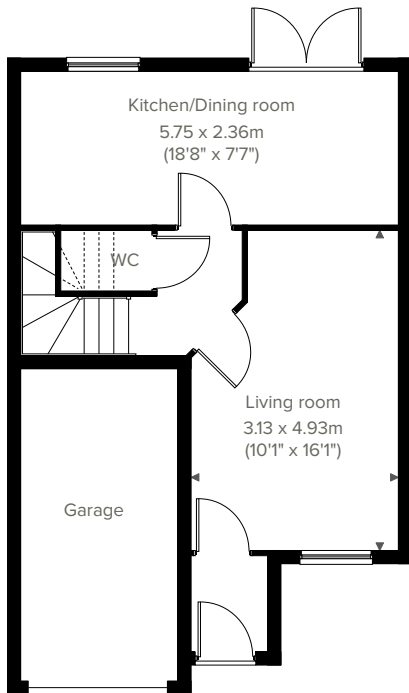
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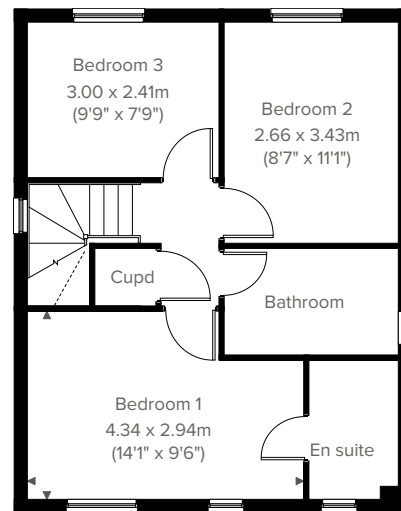
**RUFFORD**  
Three bedroom home



A thoughtfully-designed three-bedroom home with much to offer, the Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway, downstairs WC and cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor



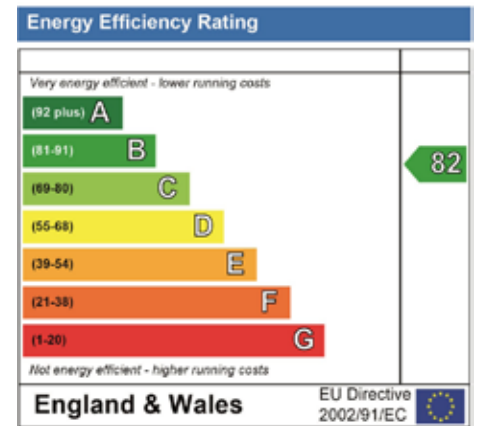
First floor

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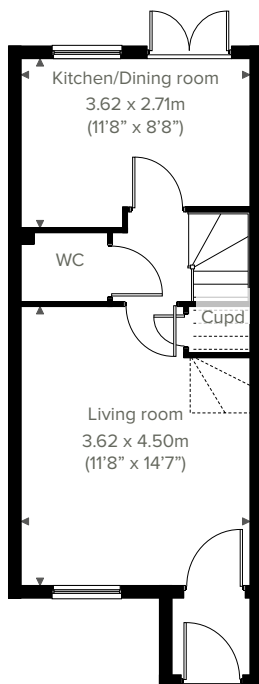


## SOUTER

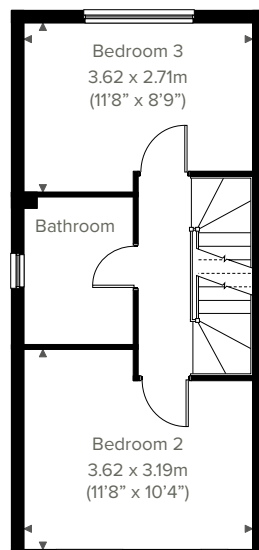
### Three bedroom home



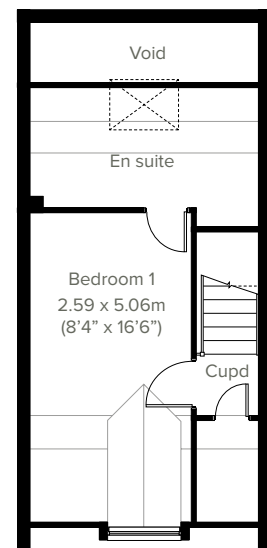
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



Ground floor



First floor



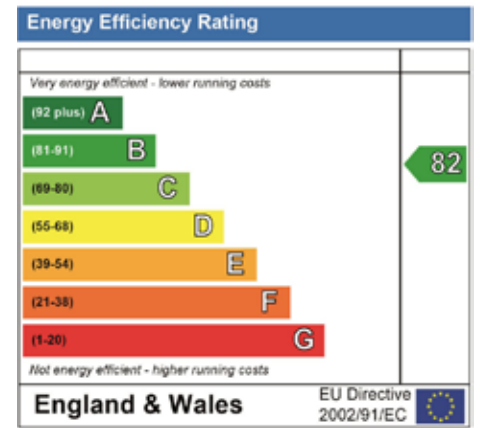
Second floor

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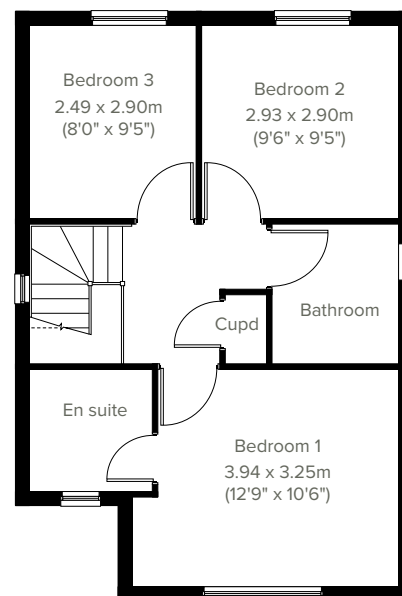
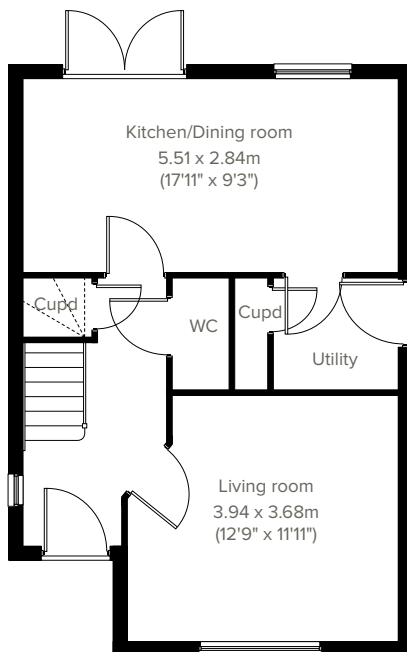


## HATFIELD

### Three bedroom home



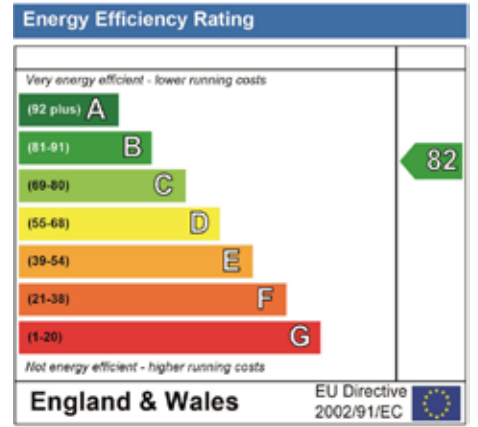
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one benefits from an en suite and there's a good-sized family bathroom and further storage.



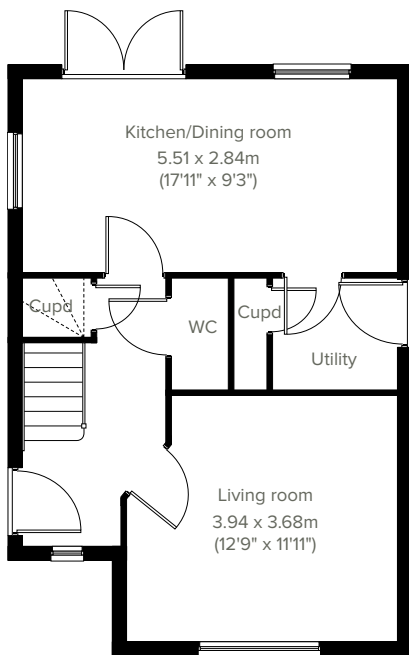
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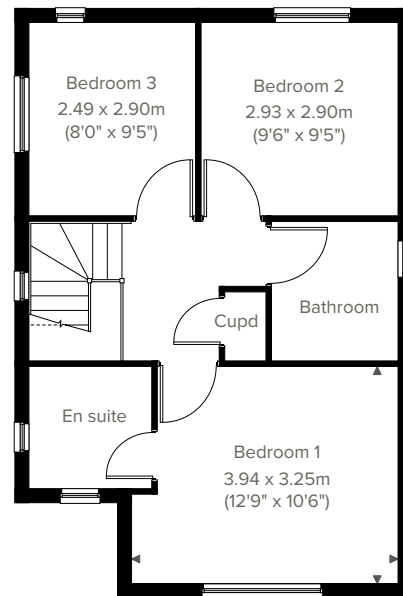
**HATFIELD CORNER**  
Three bedroom home



Made for modern living, the Hatfield Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



Ground floor



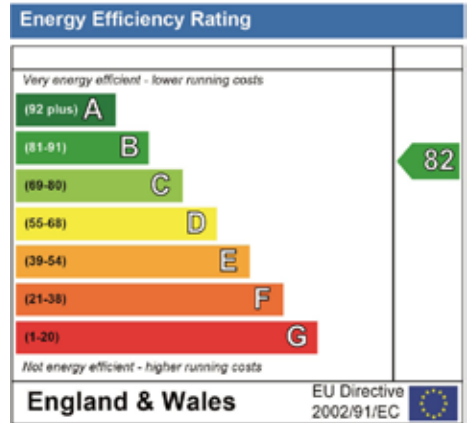
First floor

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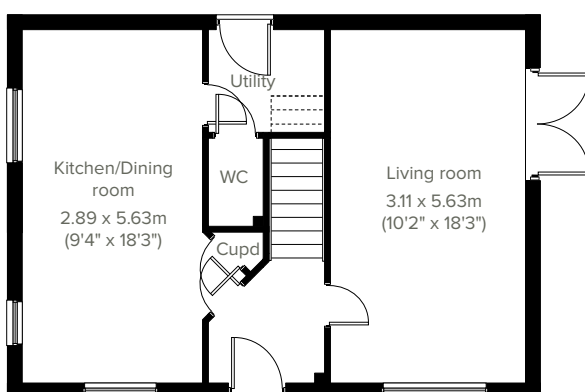


## CLAYTON CORNER

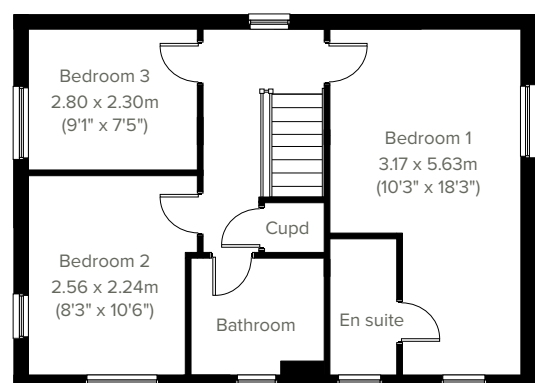
Three bedroom home



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



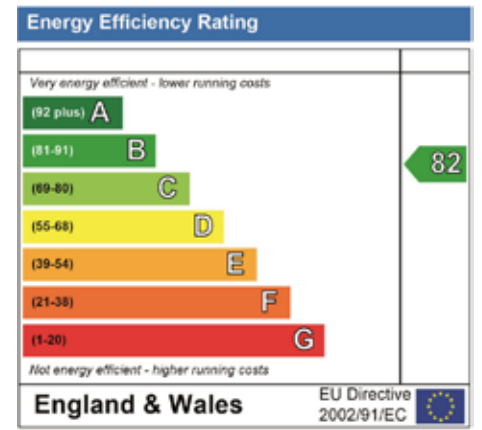
First floor

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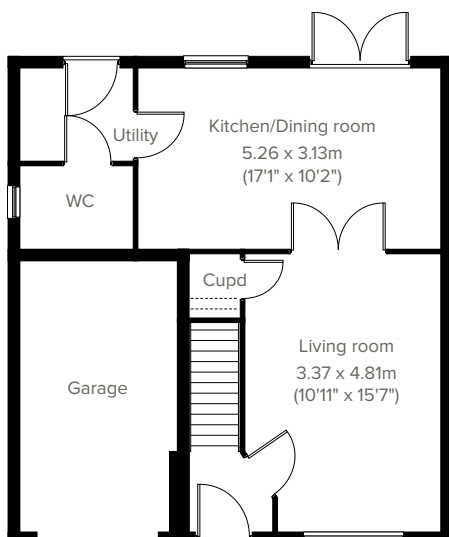


# HORNSEA

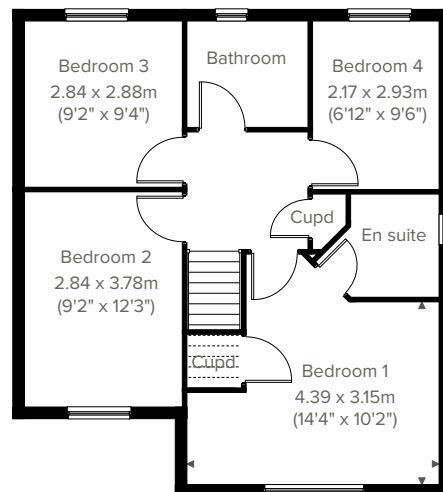
## Four bedroom home



The Hornsea is a superb detached home with an integral garage, a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



First floor

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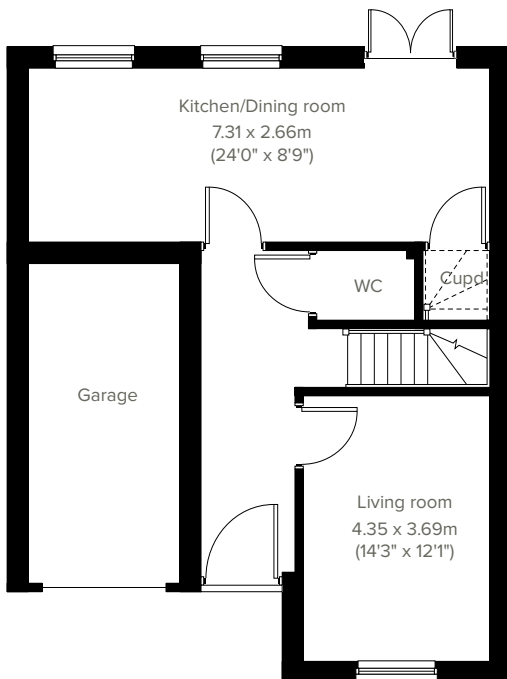




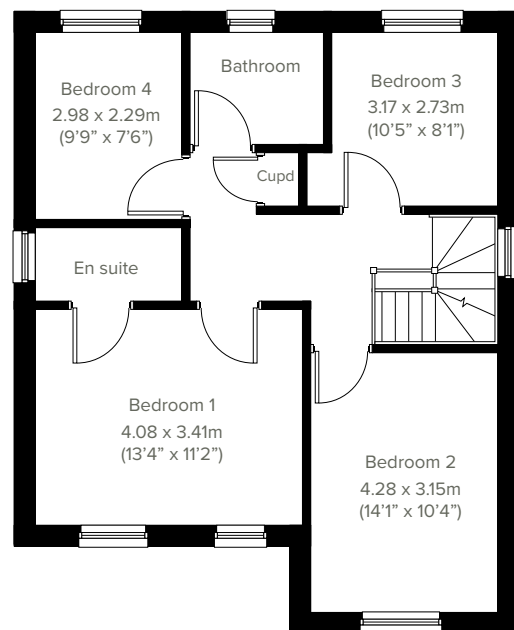
**KENDAL**  
Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The Kendal is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom.



Ground floor



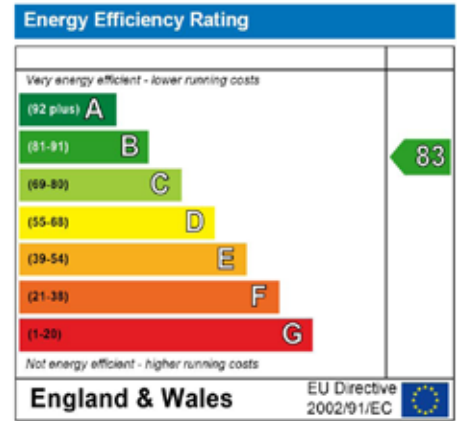
First floor

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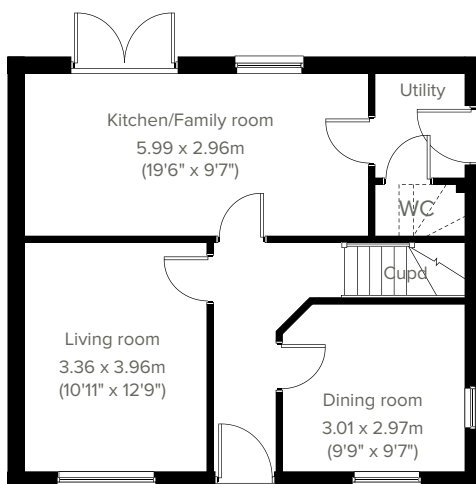


**CHEDWORTH CORNER**

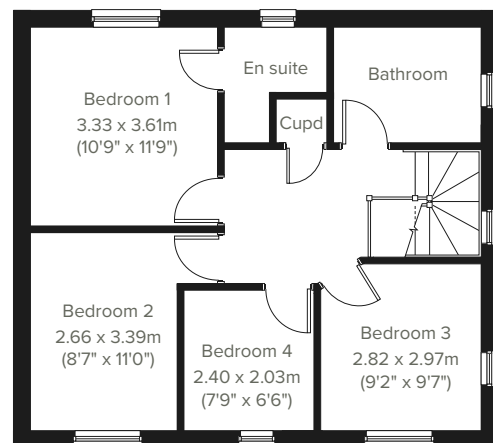
**Four bedroom home**



A perfectly-proportioned detached home, the Chedworth Corner is a popular choice with families. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a bright front aspect living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - the bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



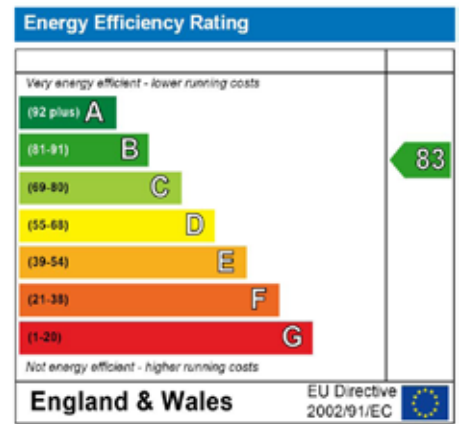
First floor

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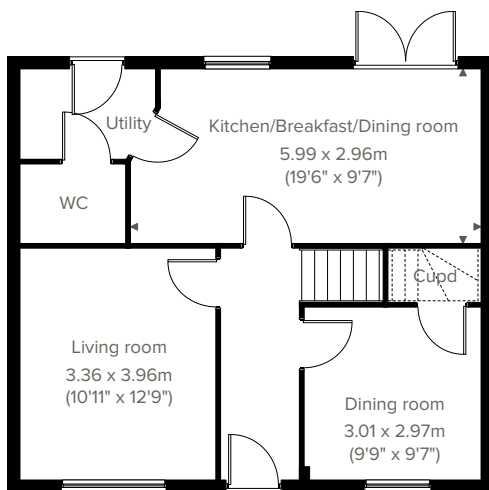


## CONISTON

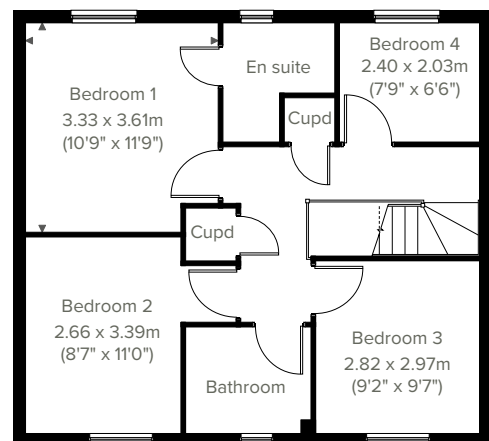
### Four bedroom home



A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor

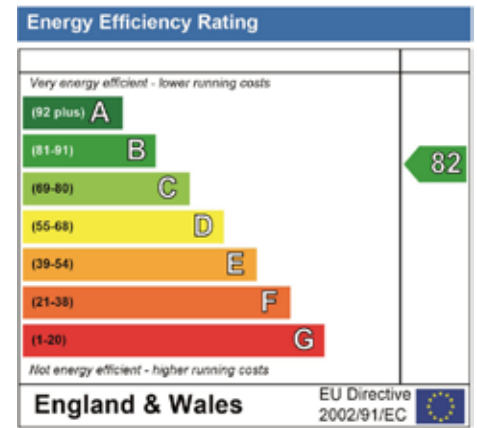


First floor

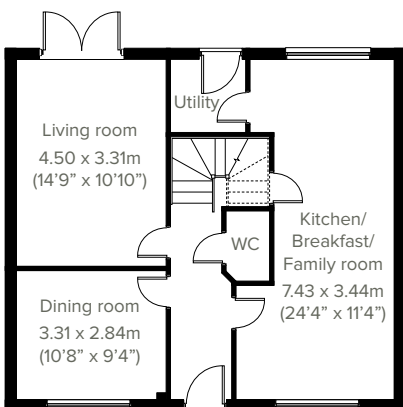
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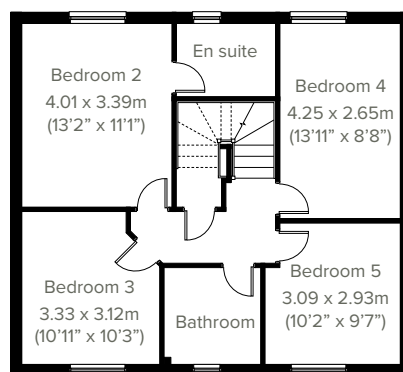
**NEWTON**  
Five bedroom home



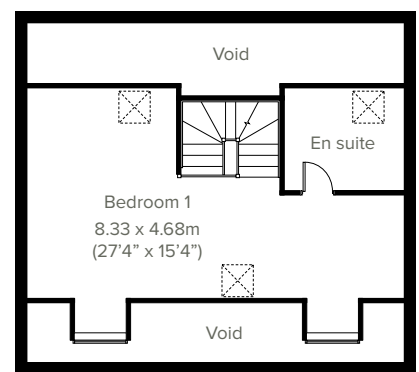
A stunning detached home with an impressive open plan kitchen/dining/family room, the Newton has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room with French doors leading into the garden, separate dining room and a handy utility. The top floor bedroom one is a spacious sanctuary with a large en suite. The first floor is home to four further bedrooms - one with a second en suite – and a family bathroom.



Ground floor



First floor



Second floor

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## BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

### FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

### The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.

## SPECIFICATIONS

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### External

Walls	Traditional cavity walls (Inner: timber frame or block   Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



### Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property)   phone point in entrance hall



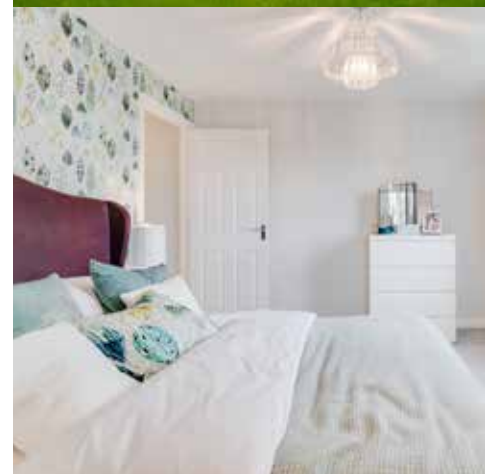
### Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven, gas hob and integrated cooker hood



## Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)



## Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



## Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate

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## Bluebell Walk

For prices, opening times and availability contact:

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T: 01942 363 674

E: [nwstsales@persimmonhomes.com](mailto:nwstsales@persimmonhomes.com)

[persimmonhomes.com/new-homes/north-west/bluebell-walk](https://www.persimmonhomes.com/new-homes/north-west/bluebell-walk)

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## Head Office

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