



# Lever Valley

LITTLE LEVER, BOLTON

A beautiful collection of two, three, and four-bedroom homes perfectly situated on the Bury and Bolton boundary in Little Lever.

**Taylor**  
**Wimpey**

# Contents





# Welcome to Lever Valley

Situated in a picturesque village a few miles south of Bolton, Lever Valley offers a range of house types to suit growing families and first time buyers. The development includes energy-efficient features designed for modern day living with approximately two hectares of open green space and a play area for residents.



**View the site plan**

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



# The perfect location

Lever Valley is set in the semi-rural village of Little Lever, just minutes from Bolton town centre. This vibrant, family-friendly community offers excellent transport links, with easy access to Bolton, Greater Manchester, and major roads including the M60 and M61.

The area boasts great schools and a wide range of amenities, from local shops and cafes to the beautiful Moses Gate Country Park.

Lever Valley is set to be a thriving community, perfect for growing families, professionals, and those looking for a balance of convenience and a welcoming neighborhood atmosphere.

Country Parks



Bolton Town Centre



Dingle Reservoir

[→ View development](#)





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



**Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

# Our homes

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[View the site plan](#)





# The Beaford

2 BEDROOM MID TERRACE HOME, TOTAL 768 sq ft / 71.33m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.96m × 2.19m      9' 9" × 7' 2"

### Lounge/Dining

3.99m × 3.67m      13' 1" × 12' 1"



## FIRST FLOOR

### Bedroom 1

4.05m × 3.76m      13' 3" × 12' 4"

### Bedroom 2

3.00m × 2.67m      9' 10" × 8' 9"



**Discover more about this home**



**View our current availability**

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# The Beaford

2 BEDROOM HOME, (SEMI-DETACHED/END TERRACE) 771 sq ft / 71.66m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.96m × 2.10m      9' 9" × 6' 11"

### Lounge/Dining

4.76m × 4.02m      15' 7" × 13' 1"



## FIRST FLOOR

### Bedroom 1

4.02m × 3.76m      13' 3" × 12' 4"

### Bedroom 2

3.03m × 2.67m      9' 11" × 8' 9"



**Discover more about this home**



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# The Eynsford

3 BEDROOM MID TERRACE HOME, TOTAL 960 sq ft / 89.17m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.01m × 3.72m      16' 5" × 12' 2"

### Lounge

4.14m × 3.43m      13' 7" × 11' 3"



## FIRST FLOOR

### Bedroom 1 max.

4.01m × 3.98m      13' 2" × 13' 0"

### Bedroom 2

3.46m × 2.14m      11' 4" × 7' 0"

### Bedroom 3

2.90m × 2.80m      9' 6" × 9' 2"



[Discover more about this home](#)



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# The Eynsford

3 BEDROOM HOME, (SEMI-DETACHED/END TERRACE) 964 sq ft / 89.53m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.04m × 3.72m 16' 6" × 12' 2"

### Lounge

4.19m × 3.43m 13' 9" × 11' 3"



## FIRST FLOOR

### Bedroom 1 max.

4.01m × 4.00m 13' 2" × 13' 2"

### Bedroom 2

3.46m × 2.15m 11' 4" × 7' 1"

### Bedroom 3

2.90m × 2.80m 9' 6" × 9' 2"



Discover more about this home



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# The Tetford

3 BEDROOM HOME, (DETACHED) 1,002 sq ft / 93.06m<sup>2</sup> / (SEMI-DETACHED) 1,005 sq ft / 93.34m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

4.89m × 3.24m 16' 1" × 10' 7"

### Lounge

3.81m × 3.23m 12' 6" × 10' 7"



## FIRST FLOOR

### Bedroom 1

3.18m × 2.76m 10' 5" × 9' 0"

### Bedroom 2

3.41m × 3.06m 11' 2" × 10' 1"

### Bedroom 3

2.96m × 2.51m 9' 9" × 8' 3"



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# The Aynesdale

3 BEDROOM DETACHED HOME, 1,060 sq ft / 98.45m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.58m x 3.19m 18' 4" x 10' 6"

### Lounge

5.58m x 3.18m 18' 4" x 10' 5"



## FIRST FLOOR

### Bedroom 1 max.

4.44m x 2.75m 14' 7" x 9' 0"

### Bedroom 2

3.26m x 3.24m 10' 8" x 10' 7"

### Bedroom 3

2.76m x 2.74m 9' 1" x 9' 0"



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# The Aynesdale

3 BEDROOM HOME, (SEMI-DETACHED/END TERRACE) 1,061 sq ft / 98.59m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.55m × 3.19m 18' 3" × 10' 6"

### Lounge

5.60m × 3.18m 18' 4" × 10' 5"



## FIRST FLOOR

### Bedroom 1 max.

4.44m × 2.75m 14' 7" × 9' 0"

### Bedroom 2

3.26m × 3.24m 10' 8" × 10' 7"

### Bedroom 3

2.76m × 2.76m 9' 1" × 9' 1"



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# The Harrton

3 BEDROOM MID TERRACE HOME, TOTAL 1,125 sq ft / 104.51m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.31m × 3.21m 10' 10" × 10' 6"

### Lounge/Dining

4.34m × 3.39m 14' 3" × 11' 2"



## FIRST FLOOR

### Bedroom 1

4.39m × 3.13m 14' 5" × 10' 3"

### Bedroom 3

3.32m × 2.34m 10' 11" × 7' 8"



## SECOND FLOOR

### Bedroom 2

3.41m × 3.31m 11' 2" × 10' 10"

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# The Harrton

3 BEDROOM HOME, (SEMI-DETACHED/END TERRACE) 1,130 sq ft / 105.20m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.34m x 3.21m 10' 11" x 10' 6"

### Lounge/Dining

4.36m x 3.39m 14' 4" x 11' 2"



## FIRST FLOOR

### Bedroom 1

4.41m x 3.13m 14' 6" x 10' 3"

### Bedroom 3

3.31m x 2.37m 10' 11" x 7' 9"



## SECOND FLOOR

### Bedroom 2

3.41m x 3.34m 11' 2" x 10' 11"

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# The Byrneham

3 BEDROOM DETACHED HOME, TOTAL 1,138 sq ft / 105.69m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

4.39m x 4.15m 14' 5" x 13' 8"

### Lounge

4.29m x 4.15m 14' 1" x 13' 8"



## FIRST FLOOR

### Bedroom 1

5.26m x 3.25m 17' 3" x 10' 8"

### Bedroom 2

4.13m x 2.86m 13' 7" x 9' 5"

### Bedroom 3

3.60m x 2.20m 11' 10" x 7' 3"

### Study

2.54m x 1.86m 8' 4" x 6' 1"



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# The Bittesford

4 BEDROOM HOME, (DETACHED) 1,236 sq ft / 114.87m<sup>2</sup> / (SEMI-DETACHED) 1,239 sq ft / 115.13m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.27m × 4.31m 17' 3" × 14' 2"

### Lounge

4.32m × 3.43m 14' 2" × 11' 3"



## FIRST FLOOR

### Bedroom 1

3.41m × 3.30m 11' 2" × 10' 10"

### Bedroom 2

3.19m × 2.90m 10' 6" × 9' 6"

### Bedroom 3

3.18m × 2.35m 10' 5" × 7' 9"

### Bedroom 4

3.50m × 2.15m 11' 6" × 7' 1"

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# The Plumdale

4 BEDROOM DETACHED HOME, TOTAL 1,252 sq ft / 116.32m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

6.56m × 3.29m      21' 8" × 10' 9"

### Lounge

6.59m × 3.21m      21' 8" × 10' 6"



## FIRST FLOOR

### Bedroom 1

3.43m × 3.41m      11' 3" × 11' 3"

### Bedroom 2

4.29m × 3.01m      14' 1" × 9' 10"

### Bedroom 3

3.53m × 2.15m      11' 7" × 7' 1"

### Bedroom 4

3.06m × 2.15m      10' 1" × 7' 1"



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# The Chalham

4 BEDROOM DETACHED HOME, TOTAL 1,274 sq ft / 118.38m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

4.83m × 3.28m      15' 10" × 10' 9"

### Lounge

4.83m × 4.59m      15' 10" × 15' 1"



## FIRST FLOOR

### Bedroom 1

3.63m × 3.18m      11' 11" × 10' 5"

### Bedroom 2

4.40m × 3.25m      14' 5" × 10' 8"

### Bedroom 3

3.34m × 3.24m      11' 0" × 10' 8"

### Bedroom 4

4.84m × 2.81m      15' 10" × 9' 3"



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# Ways to buy

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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.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling our  
sales executives on  
**01204 920 318.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**LEVER VALLEY** Stopes Road, Little Lever, Bolton, Greater Manchester, BL3 1NR

**CONTACT US ON 01204 920 318**

# Taylor Wimpey

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