

**Taylor
Wimpey**

Find your way around

MULBERRY LANE

LANGLEY LANE | MIDDLETON

MULBERRY LANE

Langley Lane
Middleton
M24 5LL

CONTACT US ON

0161 537 2822

SATNAV

M24 5LL

📷 #taylorwimpey

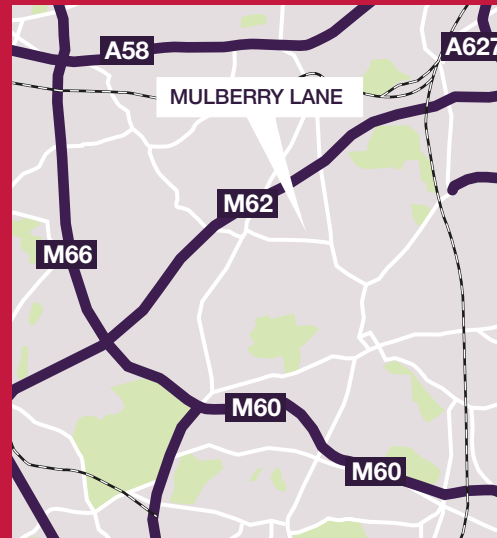
🐦 @TaylorWimpey

📘 taylorwimpey

taylorwimpey.co.uk

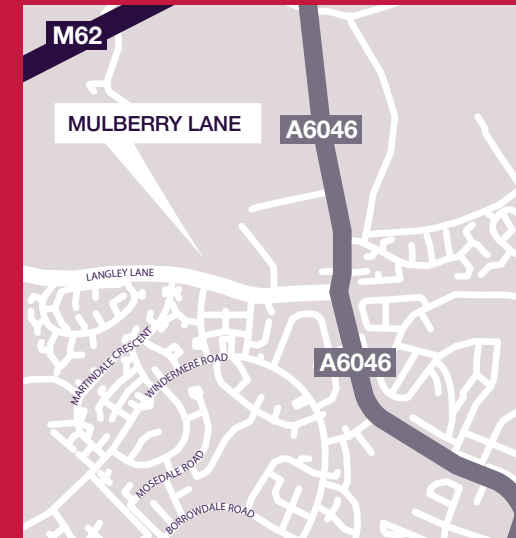
FROM M62:

- Head north-east on M62
- At junction 19, take the A6046 exit to Heywood/Middleton
- At the roundabout, take the 3rd exit onto Middleton Road/A6046
- Continue to follow A6046
- Turn right onto Langley Lane
- The development will be on your right



FROM M66:

- Head south on M66
- At junction 4, Use the left 2 lanes to merge onto M62 towards Leeds/Rochdale
- At junction 19, take the A6046 exit to Heywood/Middleton
- At the roundabout, take the 3rd exit onto Middleton Road/A6046
- Continue to follow A6046, then turn right at Langley Lane
- The development will be on your right











4 BEDROOM HOMES

-  **The Downham**
4 bedroom home
Plots: 1, 5, 11, 31, 34, 38, 39, 42, 48, 99 & 101
-  **The Kentdale**
4 bedroom home
Plots: 4, 18, 29, 36, 41, 51, 64, 73, 95, 117, 121 & 139
-  **The Lydford**
4 bedroom home
Plots: 12, 13, 19, 22, 28, 37, 40, 50, 63, 65, 68, 90, 104, 109, 112, 118, 120 & 126

3 BEDROOM HOMES

-  **The Alton G**
3 bedroom home
Plots: 6, 7, 14-17, 20, 21, 61, 62 & 105-108
-  **The Aldenham**
3 bedroom home
Plots: 10, 30, 35, 43, 47, 49, 100 & 119
-  **The Gosford**
3 bedroom home
Plots: 3, 32, 33, 57, 58, 66, 67, 71, 72, 81, 82, 93, 94, 122, 123, 129, 130, 134 & 135
-  **The Flatford**
3 bedroom home
Plots: 2, 59, 60, 77, 78, 85, 86, 110, 111 & 113-116
-  **The Patterdale**
3 bedroom home
Plots: 8, 26, 46, 55, 70, 79, 84, 92, 102, 125, 127, 133, 138, 140 & 141
-  **The Dadford**
3 bedroom home
Plots: 9, 23-25, 27, 44, 45, 52-54, 56, 69, 74-76, 80, 83, 87-89, 91, 96-98, 103, 124, 128, 131, 132, 136 & 137

SS = Sub station
POS = Public open space

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. 52400 / TWMA / MAY 2021

Get to know
MULBERRY LANE

LANGLEY LANE | MIDDLETON

A beautiful collection of 3 and 4 bedroom new family homes on the northern edge of Manchester, in the town of Middleton.

Rural Edge variant - Plots 11, 31, 34, 38, 39, 42

Taylor
Wimpey

THE DOWNHAM

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.

Village Heart variant - Plots 5, 48, 99, 101



Langley Lane variant - Plot 1



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

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom.

On the first floor is the en suite bedroom 1, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 115.5 sq. m. / 1244 sq. ft.

GROUND FLOOR



Lounge max. 5.27m x 3.18m 17' 4" 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:** 1, 5, 11, 31, 34, 38, 39, 42, 48, 99 & 101

* 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. 60446 TWMA MAY 2020.

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

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

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

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

**Taylor
Wimpey**

Langley Lane variant 1 - Plots 4, 64, 95, 117, 121

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.

Village Heart variant 1 - Plots 51, 73, 139



Rural Edge variant 1 - Plots 36, 41



Rural Edge variant 2 - Plots 18, 29



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

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance.

Upstairs, an en suite bedroom one can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

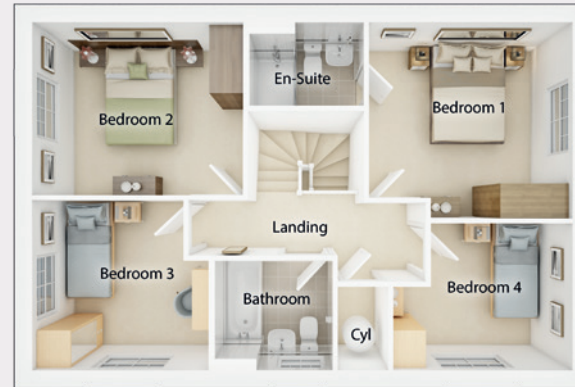
TOTAL 113.5 sq. m. / 1222 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



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

 4, 18, 29, 36, 41, 51, 64, 73, 95, 117, 121, 139

* 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. 60446 TWMA MAY 2020.

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

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

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

**Taylor
Wimpey**

Langley Lane variant 1 - Plot 118, 120

Taylor
Wimpey

THE LYDFORD

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.

Village Heart variant - Plots 19, 22, 28, 50, 63, 90, 104, 109, 112, 126



Rural Edge variant - Plots 12, 37, 40



Langley Lane variant 2 - Plots 65, 68



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 four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite bedroom one features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 102.1 sq. m. / 1099 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



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

 12, 13, 19, 22, 28, 37, 40, 50, 63, 65, 68, 90, 104, 109, 112, 118, 120 & 126

* 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. 60446 TWMA MAY 2020.

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

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

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

**Taylor
Wimpey**

Taylor
Wimpey

THE ALDENHAM

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.

Village Heart variant 2 - Plots 47, 49, 100



Rural Edge variant - Plots 10, 30, 35, 43



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 traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs.

Upstairs leads to an en suite bedroom one, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

TOTAL 89.8 sq. m. / 967 sq. ft.

GROUND FLOOR



Lounge max. 4.32m x 3.18m 14' 2" x 10' 5"

Kitchen 3.00m x 2.96m 9' 10" x 9' 9"

Dining 3.10m x 2.62m 10' 2" x 8' 7"

FIRST FLOOR



Bedroom 1 max. 3.17m x 4.10m 10' 5" x 13' 6"

Bedroom 2 max. 3.57m x 2.99m 11' 9" x 9' 10"

Bedroom 3 max. 2.68m x 2.99m 8' 9" x 9' 10"



* 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. 52400 / TWMA / February 2019.

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

**Taylor
Wimpey**

Village Heart variant 1 - Plots 57, 58, 122, 123, 129, 130 134, 135

Taylor
Wimpey

THE GOSFORD

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.

Rural Edge variant - Plots 32, 33



Langley Lane variant - Plots 3, 66, 67, 81, 82, 93, 94



Village Heart variant 2 - Plots 71, 72



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

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite bedroom one, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge max. 4.26m x 3.69m 14' 0" x 12' 1"

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 max. 3.55m x 2.00m 11' 8" x 6' 7"

 3, 32, 33, 57, 58, 66, 67, 71, 72, 81, 82, 93, 94, 122, 123, 129, 130, 134 & 135

* 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. 60446 TWMA MAY 2020.

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

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

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

**Taylor
Wimpey**

Village Heart variant - Plot 26, 55, 92, 102, 125, 127, 138, 140, 141

Taylor
Wimpey

THE PATTERDALE

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.

Langley Lane variant - Plot 70, 79, 84, 133



Rural Edge variant - Plots 8, 46



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 PATTERDALE

The double fronted, three bedroom Patterdale offers spacious living and is the ideal home for couples or young families. Leading off the entrance hall is a dual aspect living room with French doors opening onto the garden. A kitchen/dining room offers flexible and spacious living whilst a guest cloakroom completes the downstairs. The upstairs landing leads to an en suite bedroom one, two further bedrooms and the family bathroom.

TOTAL 76 sq. m. / 818 sq. ft.

GROUND FLOOR



Lounge 4.62m x 3.34m 15' 2" x 10' 11"

Kitchen/Dining 4.62m x 2.46m 15' 2" x 8' 1"

FIRST FLOOR



Bedroom 1 3.33m x 2.83m 10' 11" x 9' 3"

Bedroom 2 2.61m x 2.53m 8' 7" x 8' 4"

Bedroom 3 2.53m x 1.92m 8' 4" x 6' 3"

 8, 26, 46, 55, 70, 79, 84, 92, 102, 125, 127, 133, 138, 140 & 141

* 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. 60446 TWMA MAY 2020.

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

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

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

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

**Taylor
Wimpey**

Langley Lane variant - Plot 69, 80, 83, 131, 132

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.

Village Heart variant - Plots 23, 24, 25, 27, 54, 53, 52, 56, 76, 75, 74, 87, 89, 88, 91, 96, 97, 98, 103, 124, 128, 136, 137



Rural Edge variant - Plots 9, 44, 45



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

With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

TOTAL 70 sq. m. / 753 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



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

 9, 23, 24, 25, 27, 44, 45, 52, 53, 54, 56, 69, 74, 75, 76, 80, 83, 87, 88, 89, 91, 96, 97, 98, 103, 124, 128, 131, 132, 136 & 137

* 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. 60446 TWMA MAY 2020.

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

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

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

**Taylor
Wimpey**

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.

Village Heart Variant 2 - Plots 107, 108



Rural Edge Variant - Plots 14, 15, 16, 17



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

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor bedroom 1, featuring high galleried ceilings and en suite shower room.

TOTAL 100.8 sq. m. / 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 max.	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 max ex. dormer.	6.70m x 3.11m	22' 0" x 10' 3"
----------------------------------	---------------	-----------------



6, 7, 14, 15, 16, 17, 20, 21, 61, 62, 105, 106, 107 & 108

* 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. 60446 TWMA MAY 2020.

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

taylorwimpey.co.uk

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

**Taylor
Wimpey**

Village Heart variant 1 - Plots 59, 60, 77, 78, 115, 116

Taylor
Wimpey

THE FLATFORD

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.

Langley Lane variant - Plot 2



Village Heart variant 2 - Plots 85, 86, 110, 111, 113, 114



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

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite bedroom 1, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge/Dining 4.72m x 3.70m 15' 6" x 12' 2"

Kitchen max. 3.43m x 3.08m 11' 3" x 10' 1"


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 max. 3.70m x 2.00m 12' 2" x 6' 7"

 2, 59, 60, 77, 78, 85, 86, 110, 111, 113, 114, 115 & 116

* 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. 60446 TWMA MAY 2020.

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

taylorwimpey.co.uk

**Taylor
Wimpey**



* 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. 52400 / TWMA / February 2019.

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

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

**Taylor
Wimpey**



MULBERRY LANE A VERY SPECIAL PLACE TO BE

A warm welcome to Mulberry Lane.

This beautiful collection of 3 and 4 bedroom new family homes sits on the northern edge of Manchester in the town of Middleton.

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.

LIFE IN MIDDLETON

There's plenty to see and do around Middleton, get up close with the animals at Lancaster Park and Animal Farm, enjoy a spot of golf at one of the many nearby clubs, or head into Manchester for a variety of entertainment options the whole family can enjoy. In town, Middleton Shopping Centre sits alongside an assortment of local stores and services, and offers the perfect place to pick up all of life's essentials.

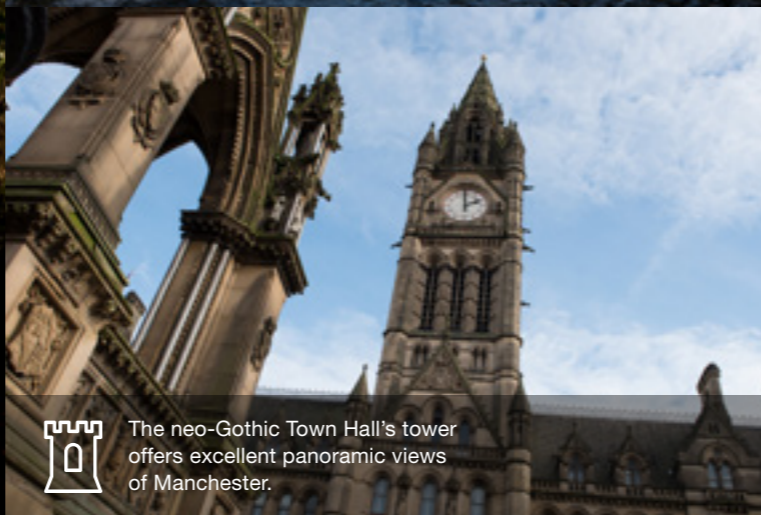
Image of the surrounding area



Indulge in some retail therapy at the Arndale Shopping Centre.



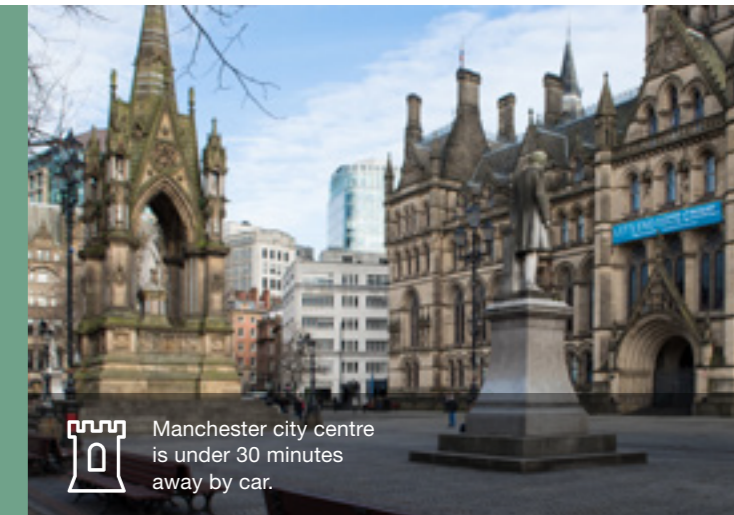
Escape to the great outdoors and explore the local countryside.



The neo-Gothic Town Hall's tower offers excellent panoramic views of Manchester.

THE PERFECT PLACE TO BE

Mulberry Lane is ideally located for commuting into Manchester and Rochdale. Mills Hill railway station is just 10 minutes from home, and the M62 is also nearby for easy access to surrounding cities. Parents will also be happy to know there are a number of well rated schools just a short walk from home.



Manchester city centre is under 30 minutes away by car.



Take a breath of fresh air in one of the parks or playgrounds in the area.



Enjoy a night of arts and entertainment at Middleton Arena.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



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.

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

MULBERRY LANE

Langley Lane, Middleton, Greater Manchester,
Lancashire, M24 5LL

TELEPHONE

0161 537 2822

OPEN TIMES

Open 5 days a week 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 kitchen with integrated oven & hob, with a choice of soft close standard door front*

Choice of Laminate Worktops*

Carron Phoenix Onda 1.5 Bowl and Drainer with Pura Tap.

Zanussi Integrated Stainless Steel Oven

Zanussi Integrated Stainless Steel 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 Master BT Points in the Living Room and Study

Electrical accessory products in white finish throughout*

Heating, Water and Insulation

Honeywell 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

External Features

Anthracite Grey, Beige or black front door with Chrome Lever Lock Furniture, letter Plate and Chain***

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 and Rear Entrance

CO Alarm

Light & Power to Detached Garages**

Mains Operated Doorbell

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