

Taylor  
Wimpey

*Find your way around*

# WEST HOLLINSFIELD



MIDDLETON | GREATER MANCHESTER






Get to know

# WEST HOLLINSFIELD

MIDDLETON | GREATER MANCHESTER

West Hollinsfield is a superb collection of three and four bedroom semi and detached homes situated in the town of Middleton, within the borough of Rochdale.

### 4 bedroom homes

-  **The Downham**  
4 bedroom home  
**Plots:** 11, 13, 16, 17, 32, 46 & 64
-  **The Kentdale**  
4 bedroom home  
**Plots:** 1, 9, 31, 34, 44, 45, 47, 48 & 56
-  **The Lydford**  
4 bedroom home  
**Plots:** 2, 12, 15, 18, 30, 33, 63 & 65

### 3 bedroom homes

-  **The Aldenham**  
3 bedroom home  
**Plots:** 10, 14, 27, 43 & 49
-  **The Alton G**  
3 bedroom home  
**Plots:** 7, 8, 21-24, 37-40, 54, 55, 57 & 58
-  **The Milldale**  
3 bedroom home  
**Plots:** 6, 20, 35, 51 & 59
-  **The Gosford**  
3 bedroom home  
**Plots:** 3-5, 19, 25, 26, 28, 29, 36, 41, 42, 50, 52, 53 & 60-62

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. TWMA 59122/February 2021.

WEST HOLLINSFIELD  
Hollin Lane  
Middleton  
Greater Manchester  
M24 5LF

CONTACT US ON

**0161 518 7135**

SATNAV

**M24 5LF**

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📘 taylorwimpey

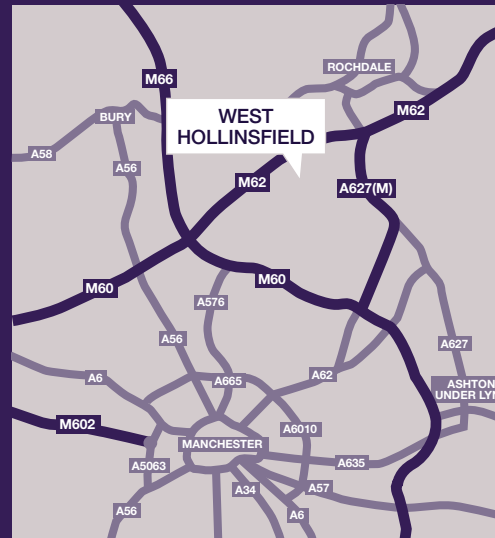
[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

## FROM M62:

- Head south-west on M62
- At junction 19, take the A6046 exit to Heywood/Middleton
- At the roundabout, take the 1st exit onto Middleton Road/A6046
- Continue to follow A6046
- Destination will be on the 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
- Destination will be on the right



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. TWMA 59122 West Hollinsfield/March 2021.

St. Annes Character Zone  
Plots: 11, 13, 16, 17, 32, 46 & 64

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# THE DOWNHAM

*4 bedroom home*

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# 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 bedroom one with an en suite, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.*

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

*Ground floor*



<b>Lounge</b> max	5.27m x 3.18m	17'4" x 10'5"
<b>Kitchen</b>	2.89m x 2.98m	9'6" x 9'10"
<b>Dining</b>	5.04m x 2.98m	16'7" x 9'10"
<b>WC</b>	0.90m x 1.70m	3'0" x 5'7"

*First floor*



<b>Bedroom 1</b>	4.29m x 3.03m	14'1" x 10'0"
<b>En suite</b>	2.39m x 1.57m	7'10" x 5'2"
<b>Bedroom 2</b> max	3.28m x 3.54m	10'9" x 11'7"
<b>Bedroom 3</b>	3.55m x 3.03m	11'8" x 10'0"
<b>Bedroom 4</b>	2.62m x 2.53m	8'7" x 8'4"
<b>Bathroom</b>	2.53m x 2.10m	8'4" x 6'11"



**Plots:** 11, 13, 16, 17, 32, 46 & 64

\* 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. 59122 TWMA / March 2021

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St. Annes Character Zone - Version 2  
Plots: 9, 44 & 56

St. Annes Character Zone - Version 1  
Plots: 1, 31, 34, 45, 47 & 48

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## THE KENTDALE

*4 bedroom home*



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

**TOTAL** 113.53 sq. m. / 1222 sq. ft

*Ground floor*



<b>Lounge</b>	3.45m x 6.02m	11'4" x 19'9"
<b>Kitchen</b>	3.58m x 2.87m	11'9" x 9'5"
<b>Dining</b>	2.78m x 3.16m	9'1" x 10'4"
<b>Utility</b>	2.01m x 1.42m	6'7" x 4'8"
<b>WC</b>	0.90m x 1.69m	3'0" x 5'6"

*First floor*



<b>Bedroom 1</b>	3.52m x 3.40m	11'7" x 11'2"
<b>En suite</b>	1.98m x 1.43m	6'6" x 4'8"
<b>Bedroom 2</b>	3.64m x 2.99m	11'11" x 9'10"
<b>Bedroom 3</b>	3.05m x 2.95m	10'0" x 9'8"
<b>Bedroom 4</b>	3.10m x 2.54m	10'2" x 8'4"
<b>Bathroom</b>	2.02m x 1.91m	6'8" x 6'3"



**Plots:** 1, 9, 31, 34, 44, 45, 47, 48 & 56

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St. Annes Character Zone - Version 2  
Plots: 12, 15 & 18



St. Annes Character Zone - Version 1  
Plots: 2, 30, 33, 63 & 65



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# THE LYDFORD

*4 bedroom home*

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# 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. Bedroom one with an en suite features plenty of space, a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.*

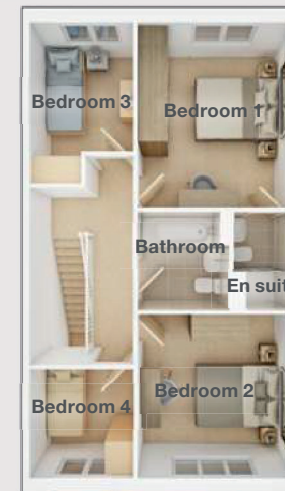
**TOTAL** 102.1 sq. m. / 1,099 sq. ft

*Ground floor*



<b>Lounge</b>	4.43m x 3.27m	14'6" x 10'9"
<b>Kitchen/Dining</b>	5.36m x 3.38m	17'7" x 11'1"
<b>Utility</b>	1.55m x 1.30m	5'1" x 4'3"
<b>WC</b>	1.63m x 1.30m	5'5" x 4'3"

*First floor*



<b>Bedroom 1</b>	3.79m x 3.17m	12'5" x 10'5"
<b>En suite</b>	2.03m x 1.19m	6'8" x 3'11"
<b>Bedroom 2</b>	3.35m x 3.17m	11'0" x 10'5"
<b>Bedroom 3 max</b>	3.30m x 2.10m	10'0" x 6'11"
<b>Bedroom 4</b>	2.23m x 2.10m	7'4" x 6'11"
<b>Bathroom</b>	2.02m x 1.89m	6'8" x 6'2"



**Plots:** 2, 12, 15, 18, 30, 33, 63 & 65

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St. Annes Character Zone - Version 2  
Plot: 49



St. Annes Character Zone - Version 1  
Plots: 10, 14, 27 & 43



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# THE ALDENHAM

*3 bedroom home*

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# 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 bedroom one with an en suite, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.*

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

*Ground floor*



<b>Kitchen</b>	3.00m × 2.95m	9'10" × 9'8"
<b>Lounge</b>	3.18m × 4.32m	10'5" × 14'2"
<b>Dining Room</b>	2.63m × 3.10m	8'7" × 10'2"
<b>WC</b>	2.62m × 1.05m	8'7" × 3'5"

*First floor*



<b>Bedroom 1 max</b>	3.17m × 4.10m	10'5" × 13'6"
<b>En suite</b>	1.50m × 2.09m	4'11" × 6'10"
<b>Bedroom 2 max</b>	3.57m × 2.99m	11'9" × 9'10"
<b>Bedroom 3</b>	2.67m × 2.99m	8'9" × 9'10"
<b>Bathroom</b>	2.09m × 2.58m	6'10" × 8'6"



**Plots:** 10, 14, 27, 43 & 49

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St. Annes Character Zone  
Plots: 7, 8, 21-24, 37-40, 54, 55, 57 & 58

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## THE ALTON G

*3 bedroom home*

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# THE ALTON G

*The Alton G 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 main bedroom suite, featuring high galleried ceilings and en suite shower room.*

**TOTAL** 100.8 sq. m. / 1,085 sq. ft

*Ground floor*



<b>Lounge</b>	4.23m x 3.49m	13'11" x 11'6"
<b>Kitchen/Dining</b>	3.20m x 5.26m	10'6" x 17'3"
<b>WC</b>	0.94m x 1.60m	3'1" x 5'3"

*First floor*



<b>Bedroom 2</b>	4.23m x 3.50m	13'11" x 11'6"
<b>Bedroom 3</b>	2.17m x 3.28m	7'1" x 10'9"
<b>Bathroom</b>	2.17m x 1.89m	7'1" x 6'2"

*Second floor*



<b>Bedroom 1</b>	6.66m x 3.11m	21'11" x 10'3"
<b>En suite</b>	1.40m x 2.66m	4'7" x 8'9"



**Plots:** 7, 8, 21-24, 37-40, 54, 55, 57 & 58

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St. Annes Character Zone - Version 2  
Plots: 20 & 35



St. Annes Character Zone - Version 1  
Plots: 6, 51 & 59



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## THE MILLDALE

*3 bedroom home*

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# THE MILLDALE

*Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including bedroom one with an en suite shower room. There is also a bathroom and a further bedroom.*

**TOTAL** 80.73 sq. m. / 869 sq. ft

*Ground floor*



<b>Lounge</b>	4.62m x 3.22m	15'2" x 10'7"
<b>Kitchen/Dining</b>	4.62m x 2.96m	15'2" x 9'9"
<b>WC</b>	1.58m x 1.07m	5'2" x 3'6"

*First floor*



<b>Bedroom 1</b>	2.83m x 3.22m	9'3" x 10'7"
<b>En suite</b>	1.70m x 2.42m	5'7" x 7'11"
<b>Bedroom 2</b>	2.61m x 3.03m	8'7" x 9'11"
<b>Bedroom 3</b>	1.92m x 3.03m	6'3" x 9'11"
<b>Bathroom</b>	1.70m x 1.97m	5'7" x 6'6"



**Plots:** 6, 20, 35, 51 & 59

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St. Annes Character - Version 2  
Plots: 3, 4, 5, 50, 60, 61 & 62

St. Annes Character Zone - Version 1  
Plots: 19, 25, 26, 28, 29, 36, 41, 42, 52 & 53

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# THE GOSFORD

*3 bedroom home*

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# 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 bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.*

**TOTAL** 80.45 sq. m. / 866 sq. ft

*Ground floor*



<b>Lounge</b> max	3.69m x 4.26m	12'1" x 14'0"
<b>Kitchen/Dining</b>	4.72m x 2.87m	15'6" x 9'5"
<b>WC</b>	1.85m x 1.03m	6'1" x 3'5"

*First floor*



<b>Bedroom 1</b>	2.96m x 2.83m	9'9" x 9'4"
<b>En suite</b>	1.66m x 1.76m	5'5" x 5'10"
<b>Bedroom 2</b>	3.30m x 2.63m	10'10" x 8'8"
<b>Bedroom 3</b> max	2.00m x 3.55m	6'7" x 11'8"
<b>Bathroom</b>	1.72m x 2.03m	5'8" x 6'8"



**Plots:** 3-5, 19, 25, 26, 28, 29, 36, 41, 42, 50, 52, 53 & 60-62

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# STANDARD SPECIFICATIONS

## *3 & 4 bedroom homes*

### WEST HOLLINSFIELD

West of Hollin Lane, Middleton, Greater Manchester, M24 5LF

#### TELEPHONE

0161 5187135

#### OPEN TIMES

7 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.

\* Colour choices and upgrades are available subject to stage of construction.  
Dependent on plot specific house types

\*\* Where applicable.

\*\*\* Please contact our sales team for specific location.

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 Freestanding Kitchen with a choice of Soft Close Standard Door Fronts\*

Carron Phoenix Onda 1.5 Bowl and Drainer with Pura Tap

Zanussi integrated stainless steel built in single or double oven, depending on house type

Zanussi Integrated Stainless Steel Gas Hob

Stainless Steel Splash-Back to hob area

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

A selection of power points are located throughout our new homes.  
Please speak to our sales team for our house type design specific locations.

TV Point as per electrical drawings to Living Room and Master Bedroom

Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on Electrical Layout

USB Double Socket Charging point located to the Kitchen

BT points as indicated on electrical layout to living room and study with CAT 5 Cabling

Electrical accessory products in white finish throughout\*

#### Heating, Water and Insulation

Honeywell Fully Programmable Gas Central Heating

White Thermostatic Radiators

Combi boiler for selected house types

Mains pressure and hot water system for The Coltham and The Trusdale

Cavity Wall Insulation

Loft insulation consisting of 400mm mineral wool as per our construction specification

#### Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings\*

Half Height tiling around the bath and behind toilet and basin

Choice of Splash Back Tiling from selected Porcelanosa Range\*

Modern White Roca Sanitaryware\*

Shaver Unit to Bathroom

#### External Features

Anthracite front door with chrome lever lock furniture, letter plate and chain

Grey low maintenance PVCu Windows and French Door for all house types

Garage door painted to match front door\*

Black Personnel Door to Detached Garage\*\*

Front and rear Garden Turfed or Shrubbed in line with our Landscaping Scheme

Driveways and Parking Bays finished in Tarmac

Outside tap fitted, please speak to our sales team for specific location

1.8m High Close Boarded Fence to Rear Garden and Gate in line with our 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 and Power to detached Lydford and Kentdale garages

Mains Operated Doorbell

#### NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion