

THE WOODLANDS

BAMFORD

Wiggett Homes is delighted to introduce an exclusive collection of 4 and 5 bedroom detached homes to Bamford

The Woodlands comprises seven stunning properties boasting large gardens, garages and spacious, modern interiors, designed for family life. The combination of a quality build and contemporary design, creates properties that are stylish yet functional

WIGGETT
• HOMES •

OUT AND ABOUT

The Woodlands is ideally located for the commuter, situated just 2 miles from Rochdale, 5 miles from Bury and 12 miles from Manchester with easy access to the M62. There are regular, direct trains from Rochdale station to Manchester Victoria which take just 20 minutes or you can travel to Manchester Piccadilly in 40 minutes. Rochdale Metrolink timetable services run every 12 minutes from Rochdale town centre, stopping at a handful of destinations before Manchester city centre.

The Woodlands is situated close to Springfield Park which is a lovely green spot for walking and for children to play. The site is a little over one mile from Oulder Hill Leisure Complex, which boasts a

fitness suite, swimming pool, sauna & steam room and an array of fitness classes. If you prefer a slower pace of activity then the well-groomed fairways and greens of Marland Golf Course are just on your doorstep.

This is the perfect development for families, with quality schooling at all levels available nearby including the award winning Bamford Academy.

Healey Dell is a beauty spot and wildlife sanctuary rich in industrial archaeology and is just 3.5 miles from The Woodlands. Why not take in the stunning views before relaxing at the Victorian themed tea rooms with English cream teas served in vintage bone-china.



SPECIFICATION

WARRANTY

- 10 year LABC Warranty

ENERGY CONSCIOUS COMFORT

- UPVC double glazed windows
- Gas-fired combi boiler
- Energy efficient lighting
- Compact radiators

SAFETY AND SECURITY

- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors (where required)
- Mains powered smoke detectors
- Mains powered carbon monoxide detector to kitchen
- Exterior light

GENERAL

- White emulsion painted wall and ceilings
- White gloss painted woodwork
- Quality internal timber doors with stylish handles
- Ample electrical sockets
- Chrome finish to sockets to kitchen counter, white plastic sockets and switch faceplates elsewhere. USB charging points to kitchen, lounge and master bedroom
- TV points to lounge and master bedroom
- Telephone points to lounge and master bedroom

KITCHEN

- Choose from a selection of custom designed kitchen styles and quality work surfaces, please see your Sales Consultant for more details*
- Upstands to worktops
- Kitchen units with soft closers
- Stainless steel 1 ½ bowl sink
- Zanussi fully integrated appliances
- Integrated Zanussi double electric oven
- Zanussi gas hob
- Glass splash back
- Under wall unit lighting
- Chrome LED downlights

BATHROOM, EN-SUITE AND CLOAK ROOM

- White porcelain sanitaryware
- Chrome towel heaters
- Dual voltage shaver socket to en-suite
- Tiled splash back to cloak room
- Full height tiling to shower enclosure and bath, splashback to sink
- Chrome LED downlights

EXTERNAL

- Landscaped front garden
- Rotovated rear garden
- 1.8m timber fence to rear garden

HOME OPTIONS

Once you've reserved your home, we will invite you to a Welcome Meeting. It's here you can discuss all the ways you can personalise your home with your Sales Consultant*. From kitchen style, colour and finish to bathroom upgrade options, electrical additions and finishing touches. We can help you make every part of your home just right for you.

*Choices and upgrades are only available subject to construction stage of the property.

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This specification applies to a majority of plots and appliances and is dependent on house type design. Wiggett Homes reserves the right to amend the specification without prior notification. Please check individual plots specification and build stage with your Sales Consultant.

CUSTOMER SERVICE

We will endeavour to make your home buying experience enjoyable and informative every step of the way. If you have any questions or queries during the sale and purchase of your new home, please contact your Sales Consultant directly.

Wiggett Homes complies with the Consumer Code for Home Builder's Requirements. The Code gives protection and rights to purchasers of new homes and was developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Find out more at:

www.consumercodeforhomebuilders.com

All properties are built in accordance with all relevant planning and building regulations and come complete with an LABC Warranty, which provides protection against any defects or damage covered by the policy for 10 years.



THE WOODLANDS, BAMFORD



-  THE ROCHESTER
4 BEDROOM HOME
-  THE CROMWELL
5 BEDROOM HOME
-  THE HOWARTH
5 BEDROOM HOME

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE.
This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change.
For details of individual properties and availability please refer to your Sales Consultant.

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www.consumercode.co.uk



YOUR DESTINATION

The Woodlands
687 Bury Road
Rochdale
Lancs
OL11 4AU

For more information please contact:

T: 07977 415 723

E: sales@wiggett.co.uk
thewoodlands@wiggett.co.uk



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