

# CLOCK TOWER VIEW

## LOCAL INFORMATION

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• HOMES •

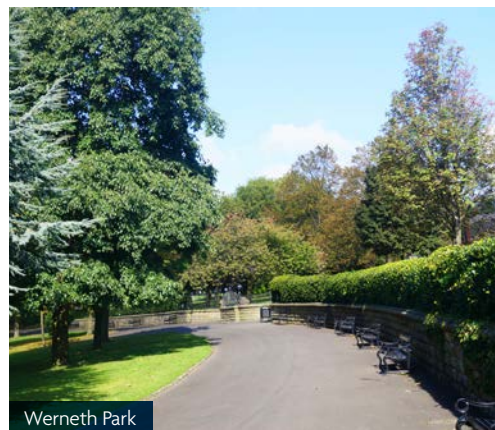
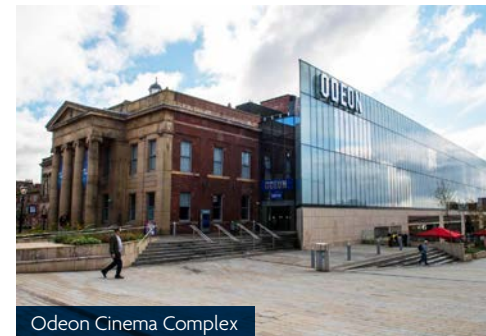
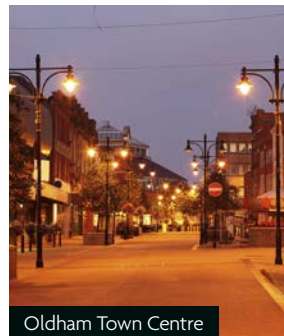
Wiggett Homes is delighted to announce their latest development, Clock Tower View, comprising 11 fabulous new homes in Werneth, Oldham. The site features a mixture of mews properties with 4 bedrooms, and semi-detached homes with 3 bedrooms.

The development is ideally located just a mile from Oldham town centre, and is well serviced by the motorway network, situated just under 7 miles from Manchester City Centre, which is also easily accessible by Metrolink.

Clock Tower View is situated close to all the necessary amenities, with convenience stores, large supermarkets and a range of restaurants to choose from locally. This is the perfect development for families, with high quality schooling at all levels on your doorstep. The site is just ten minutes' drive from the town centre, where you'll find the recently opened ODEON cinema, top chain restaurants and a wide range of high street shops, in and around Spindles Town Square shopping centre.

Oldham's position amidst the Pennine hills provides some stunning surrounding countryside. Tourist spots, such as Dovestone Reservoir in Saddleworth, provide the opportunity for days out and local walks. Closer still, is Werneth Park, and at 9 hectares it includes facilities such as: 5 a-side football pitches, a music room and community centre, tennis courts, playground, and a natural play area. If you like an active lifestyle, you will be glad to know there are a range of gyms and sports centres in the surrounding area, as well as Werneth Cricket Club on your doorstep.

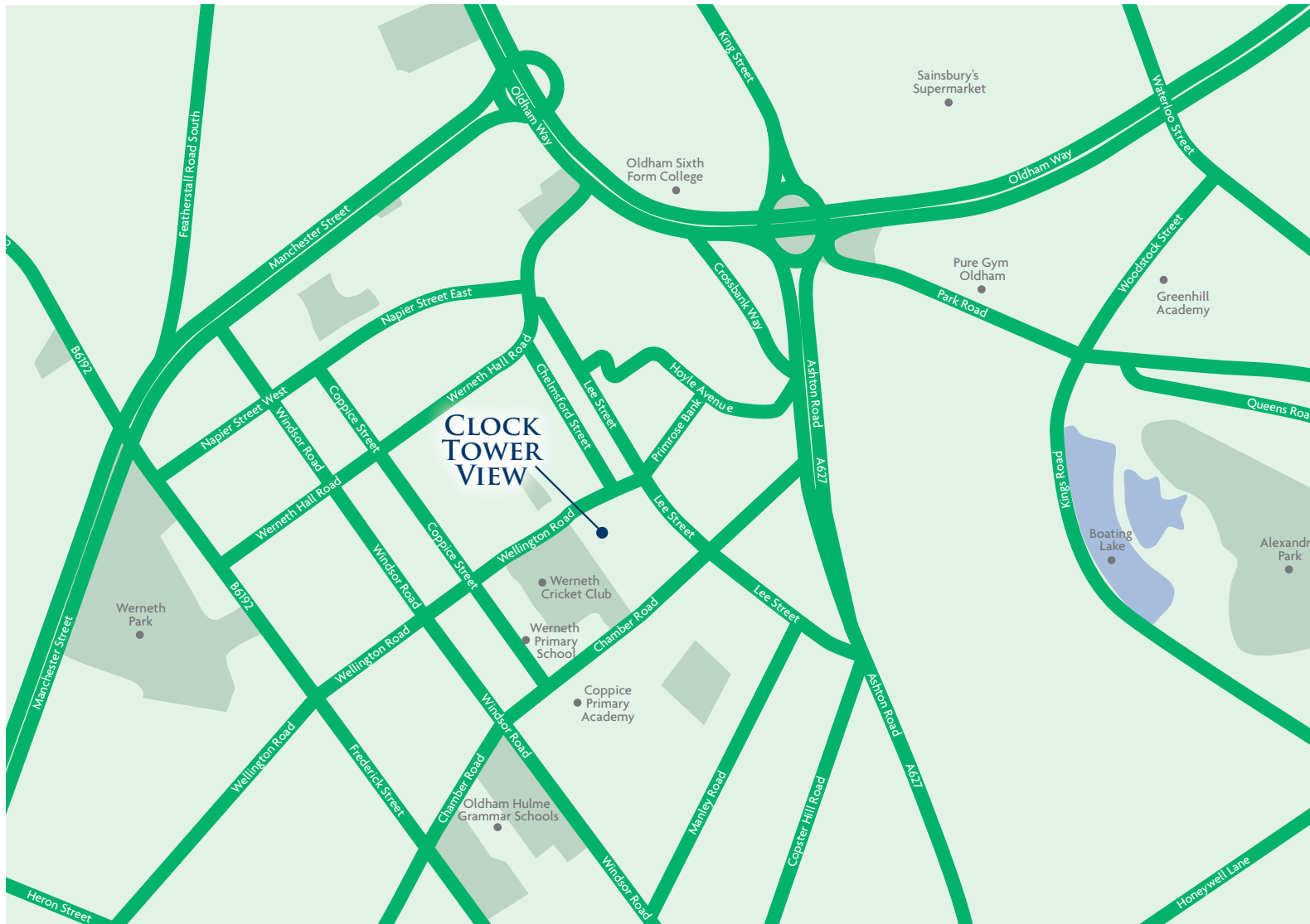
Every Wiggett Home comes complete with a 10-year NHBC warranty, which provides invaluable protection for new home owners. We are also pleased to offer the government's Help to Buy scheme across the development, as well as zero stamp duty for first time buyers; please ask our sales consultant for more information.



# CLOCK TOWER VIEW

LOCATION

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• HOMES •



## CLOCK TOWER VIEW

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Werneth  
Oldham  
OL8 1RT

For further information from  
Wiggett Homes please contact:

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F: 0161 627 1373

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W: [www.wiggetthomes.co.uk](http://www.wiggetthomes.co.uk)

 [www.facebook.com/wiggetthomes](http://www.facebook.com/wiggetthomes)

 [@wiggetthomes](https://twitter.com/wiggetthomes)

 [@wiggetthomes](https://www.instagram.com/wiggetthomes)

The solicitors acting for Wiggett Homes  
Limited are:

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Oldham  
OL1 1PS

T: 0161 624 5614

F: 0161 678 8380



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# CLOCK TOWER VIEW

SITEPLAN



-  THE WARBURTON  
3 BEDROOM HOME
-  THE PRESTWICH  
4 BEDROOM HOME



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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 our sales consultant.

# CLOCK TOWER VIEW

## SPECIFICATION

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All properties at Clock Tower View come with the following specification as standard:

### KITCHEN

Electric single oven

Integrated appliances: dishwasher, fridge/freezer, washing machine

Gas hob

Canopy cooker hood

Lighting under wall units

Glass splash back to cooker

### HEATING

Gas central heating

Combi boiler

Heated towel rails to bathroom, ensuite & cloaks

### ELECTRICAL

White plastic accessories throughout

BT & TV sockets to lounge & bedroom one

Intruder alarm

Shaver socket to en-suite

### DECORATION

White emulsion painted walls, white painted ceiling

White gloss painted woodwork

### BATHROOM, EN-SUITE AND CLOAKS

Villeroy Boch white sanitary ware, chrome taps and polished silver framed glazed shower door to shower cubicle

### CERAMIC WALL TILING

Kitchen - upstand, no tiling

Half tiled bathroom & en-suite, except around shower area which will have full height tiling

Cloaks - splash backs to sink only

### WINDOWS

UPVC white double glazed windows

### INTERNAL DOORS

White painted panelled doors

Chrome fittings

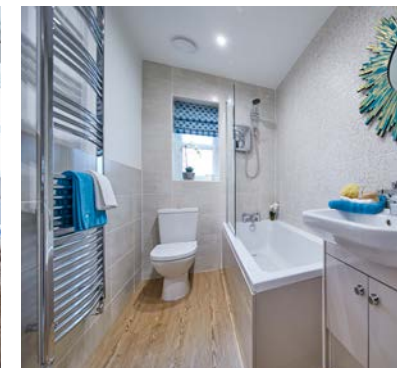
### EXTERNAL

External green front door with chrome fittings

Turfed front garden

Rear garden top soil

Fenced rear garden



Wiggett Homes pursues a policy of continuous improvement. Whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not constitute or form part of a contract of sale.

# THE WARBURTON

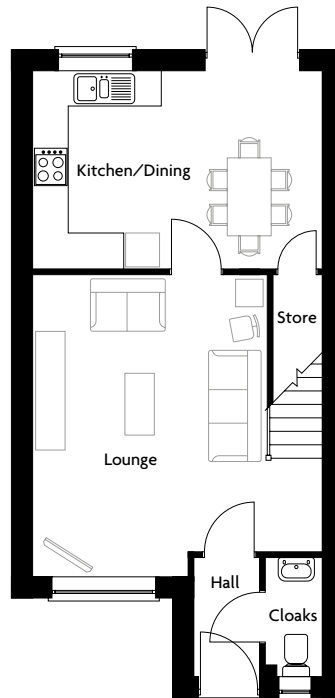
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# THE WARBURTON

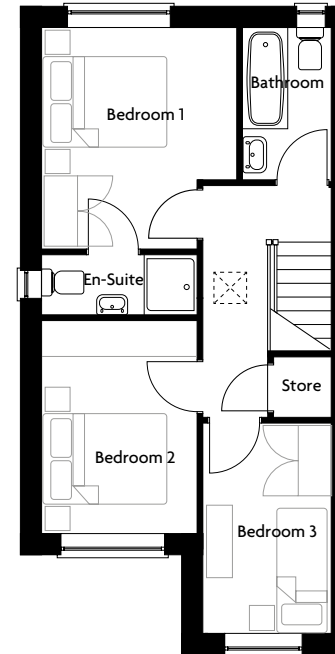
THREE BEDROOM HOME

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## GROUND FLOOR

|                |                     |                     |
|----------------|---------------------|---------------------|
| Kitchen/Dining | 5368 x 3355mm       | 17'7" x 11'0"       |
| Lounge         | 4895 (max) x 5060mm | 16'1" (max) x 16'7" |



## FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3245 x 3715mm | 10'8" x 12'2" |
| Bedroom 2 | 2600 x 3600mm | 8'6" x 11'10" |
| Bedroom 3 | 2195 x 3550mm | 7'2" x 11'8"  |

Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

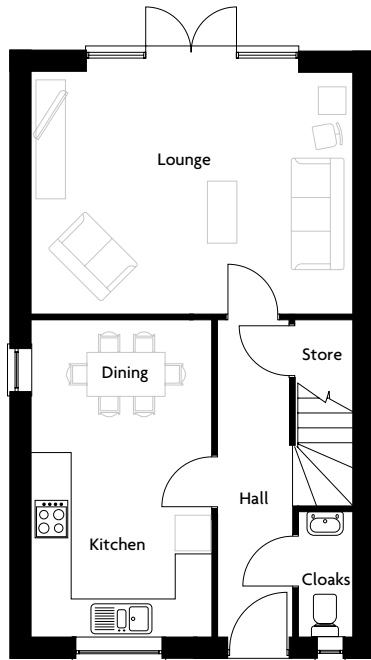
# THE PRESTWICH

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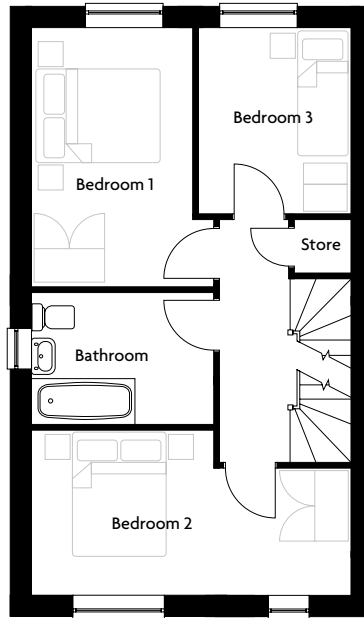
# THE PRESTWICH

FOUR BEDROOM HOME



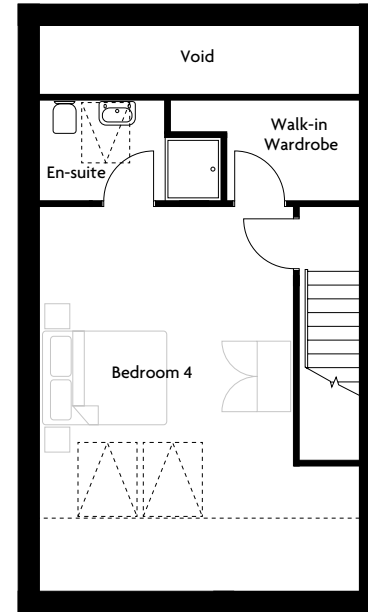
## GROUND FLOOR

Lounge.....5179 x 3708mm.....17'0" x 12'2"  
 Kitchen/Dining.....2778 x 5270mm.....9'1" x 17'3"



## FIRST FLOOR

Bedroom 1.....2576 x 4008mm.....8'5" x 13'2"  
 Bedroom 2.....5188 x 2770mm.....17'0" x 9'1"  
 Bedroom 3.....2512 x 2808mm.....8'3" x 9'3"



## SECOND FLOOR

Bedroom 4.....4038 x 6170mm.....13'3" x 20'3"

Please note: Rooms on second floor are not full height throughout.