

Onward

living

Stubble Meadows

Bringing happiness home

Welcome to Stubble Meadows

A STUNNING COLLECTION OF THREE-BEDROOM HOMES FOR SHARED OWNERSHIP AT STUBBLE MEADOWS, A DELIGHTFUL SEMI-RURAL DEVELOPMENT IN THE MARKET TOWN OF LITTLEBOROUGH, ROCHDALE.



Built to a superb standard by Russell Homes, these striking semi-detached homes include all the features you would expect for modern day living, including a spacious and airy lounge and dining room, a fully-fitted contemporary kitchen, a modern family bathroom, and three generously sized bedrooms – not to mention a fully turfed garden and off-road parking.

With community at its heart, the beautifully landscaped Stubble Meadows also incorporates an area of public open space and a children's play park, making it the perfect home for growing families.



THE PERFECT PLACE TO CALL HOME

On the edge of a traditional Pennine market town, Stubble Meadows occupies a fantastic semi-rural yet highly accessible position just off the A58. Surrounded by picturesque countryside, Littleborough is a door to rural Lancashire and the Pennine hills beyond.

The town centre itself is a conservation area and is packed full of independent shops, boutiques, cafés, pubs and restaurants, with a selection of grocery stores and small supermarkets, banks and a post office.

Most of the larger superstore brands are within a 15-minute drive of the town, along with Rochdale town centre which is quarter-of-an-hour away by car or seven minutes by direct train. Manchester city centre is accessible from both local train stations, in just 19 minutes from Smithy Bridge – which is itself a 12-minute walk from the development – or 22 minutes from Littleborough via the half-hourly service to Victoria Station. Both also offer a direct train to Leeds which takes a little over an hour.

There are no less than five primary schools near to Stubble Meadows, none more than a 15-minute walk or five-minute drive away. Among them are a variety of faith and local authority options, rated from Good to Outstanding. A broad selection of high schools can be found five miles away in Rochdale, with good bus services available.



Children and families are well catered for in Littleborough, with the Green Flag Hare Hill Park boasting two play areas, a skate park, playing fields, sports pitches, a bowling green, some delightful formal gardens, and an historic bandstand to boot, with the local Friends Group staging community events throughout the year.

And the award-winning Hollingworth Lake Country Park is just five minutes by car along Smithy Bridge Road – perfect for relaxing walks, watersports or picnics. There are also a host of bars and restaurants to choose from, offering picturesque views of the lake.

So, whatever you're looking for in a place to call home, you're sure to find it at Stubble Meadows.

The Phillips



3-bedroom, semi-detached.

The Phillips is a spacious three-bedroom semi-detached home, ideal for modern living.

Downstairs is a large living/dining room which spans the entire width of the home and includes French doors which open onto the garden, flooding the space with light. To the front of the property is a modern fully fitted kitchen. There is also a convenient WC on the ground floor, as well as handy storage under the stairs.

Heading upstairs, the master bedroom spans the front of the property and comes complete with plenty of useful storage space. A second good sized double bedroom and a third single bedroom are at the rear of the house. All the bedrooms share a modern family bathroom with bath and over-bath shower.

Outside, The Phillips provides two off-road parking spaces and enjoys a private, fully turfed rear garden.

OVERALL FLOOR AREA

83m²

GROUND FLOOR DIMENSIONS

Living/dining – 4.66m x 4.70m

Kitchen – 2.51m x 3.09m

WC – 2.51m x 1.05m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 4.66m x 2.73m

Bedroom 2 – 2.52m x 4.23m

Bedroom 3 – 2.08m x 3.13m

Bathroom – 2.52m x 1.93m

*Maximum room dimensions.

Disclaimer:

*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

PICK YOUR PLOT



*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATION

Kitchen

- Fully fitted contemporary kitchen – Hampshire range by Lanzet
- Laminate worktops
- Caple integrated single oven
- Caple 4-burner gas hob
- Caple stainless steel chimney-style extractor
- Caple integrated fridge freezer
- 1.5 stainless steel sink with drainer
- Brushed chrome mixer tap
- Recessed LED lighting
- Polyflor Wood fx vinyl flooring



What's more, all homes are covered by a 10-year LABC building warranty.

Bathroom & Shower Room

- Vitra contemporary sanitaryware
- Porcelanosa wall tiles
- Chrome heated towel rail
- Over-bath shower with glass screen
- Recessed LED lighting
- Polyflor Wood fx vinyl flooring



Electrics

- TV/Sky+ HDTV ready TV points to living space and bedrooms
- Telephone points to living space and bedrooms
- Mains-operated smoke detectors with battery back-up
- Ideal Classic combination boiler

*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.

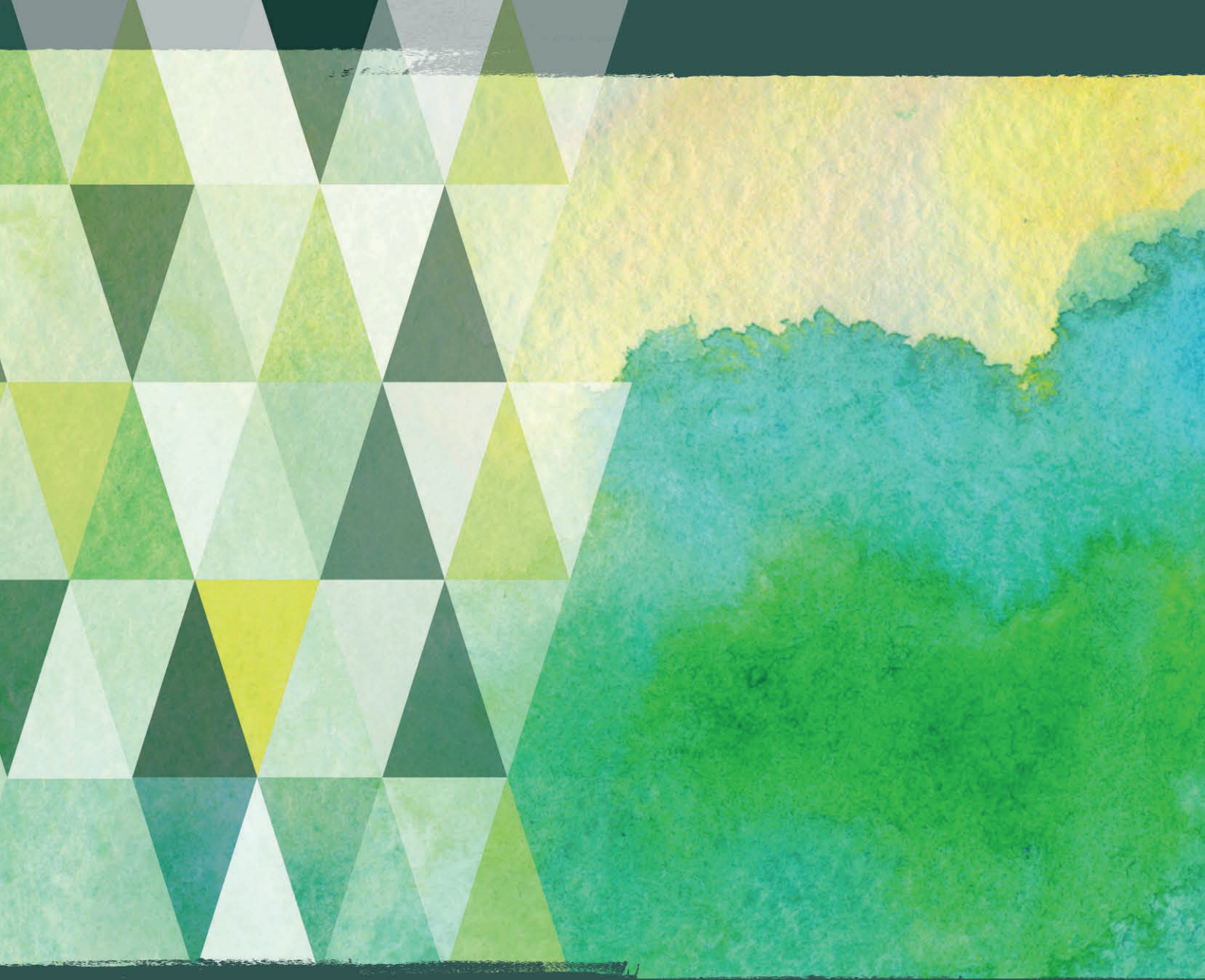


ABOUT SHARED OWNERSHIP

Shared Ownership is another way to buy your own home. You buy a percentage (between 25% and 75%), and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0300 555 0130 or email sales@onward.co.uk



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*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

How to find us

