



Onward

living

The Alders

Bringing happiness home

Welcome to The Alders

AN APPEALING DEVELOPMENT OF 2, 3 AND 4-BEDROOM HOMES IN THE HEART OF HATTERSLEY, THE ALDERS SITS IN AN ENVIABLE LOCATION WITH VIEWS OUT TO THE ROLLING HILLS OF THE PENNINES.



Residents can take advantage of a wide range of local amenities and excellent transport links, while having plenty of lush open countryside and wonderful walks on their doorstep.

The distinctively designed terraced and semi-detached homes at The Alders are all built to the high Onward Living standard, and include contemporary fitted kitchens, modern family bathrooms and en-suites, fully turfed gardens, and off-street parking.

So, whether you're a first-time buyer, a downsizer looking for a low-maintenance stylish space, or you're looking for a place for your family to grow, you're sure to find the perfect home for you at The Alders.



THE PERFECT PLACE TO CALL HOME

Nestling on the edge of the Pennines, just a few miles from the Peak District, The Alders is perfectly positioned in the bustling town of Hattersley, Tameside.

Residents at The Alders will have everything they need right on their doorstep, including a large Tesco Extra, a McDonald's fast-food restaurant, The Hub community centre and Hattersley Library. Hattersley Group Medical Practice also sits just behind the development, so you'll never have far to travel if you're feeling under the weather.

Foodies are well catered for, with a wide range of eateries nearby – whether it's a cosy pub lunch at the Mottram Wood Pub and Carvery, afternoon tea at Lymefield Tea Room, or a Friday night treat from one of the many takeaway restaurants in the neighbourhood.

There's plenty to see and do around The Alders. For cyclists, ramblers and lovers of weekend walks, Werneth Low and Etherow Country Parks are both nearby, offering panoramic views over Greater Manchester and the Welsh Mountains beyond. While the wildflower meadows, picturesque woodlands and herb gardens of Lymefield make this an ideal place for the whole family to enjoy the great outdoors.

For a spot of culture or retail therapy, Manchester City Centre is less than 30 minutes away, offering theatres, galleries, cinemas, museums, restaurants and iconic shopping and leisure attractions.

With close links to the M67 and M60, The Alders is ideal for commuters. Hattersley train station is less than half a mile away providing regular direct services to



Manchester Piccadilly, while several bus routes can be picked up from Hattersley Road East.

It's easy to see why The Alders is a great choice for growing families, with a wide range of schools in the area. Pinfold Primary School is within walking distance of the development and Alder Community High School is just a 10-minute drive away.

So, whatever you're looking for in a place to call home, The Alders has something for everyone.

The Higham



2-bedroom terraced

The Higham is a practical two-bedroom home that is ideal for first-time buyers or downsizers.

On the ground floor is a bright and spacious L-shaped lounge and dining room with French doors out to the garden. To the front of the home is a well-appointed kitchen, while a handy cloakroom sits on the other side of the hallway.

Upstairs is a generous Master bedroom which spans the entire width of the house. A second double bedroom and modern family bathroom overlook the rear garden.

OVERALL FLOOR AREA

74.8m²

GROUND FLOOR DIMENSIONS

Lounge/Dining – 3.68m* x 5.47m*

Kitchen – 3.24m x 3.05m

WC – 0.9m x 1.6m

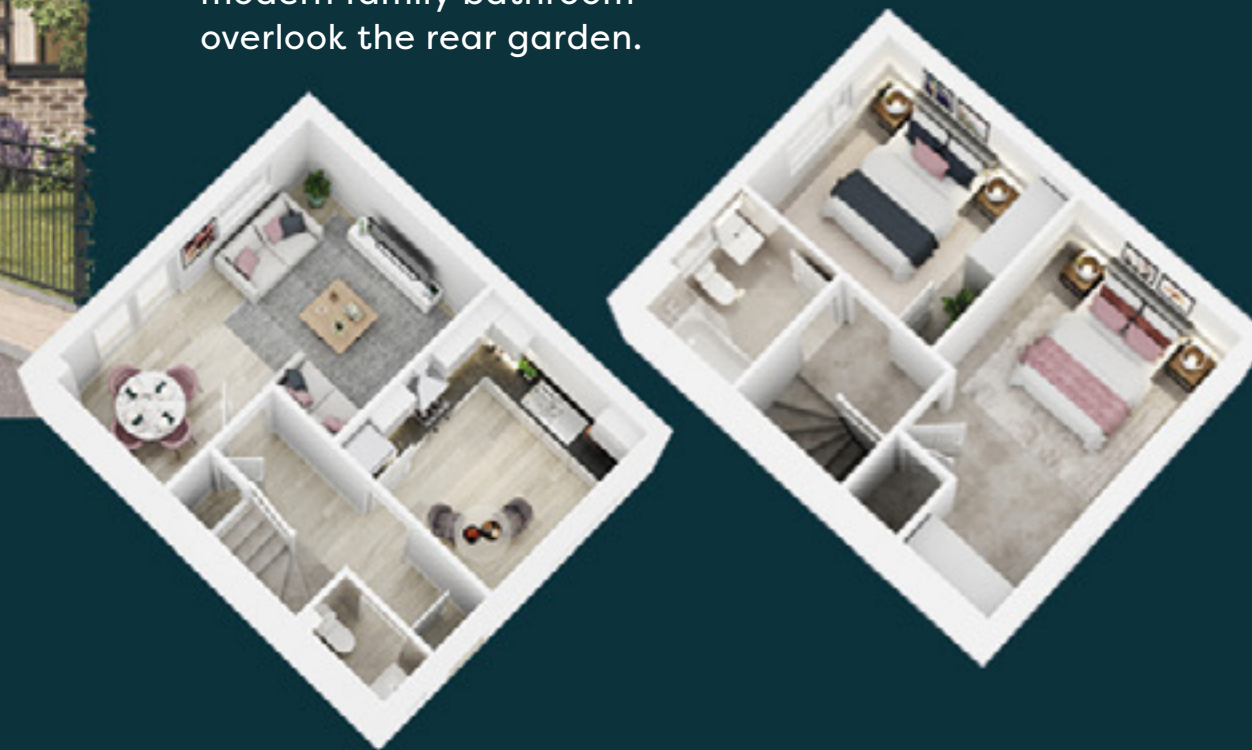
FIRST FLOOR DIMENSIONS

Bedroom One – 5.46m* x 3.08m*

Bedroom Two – 3.66m x 3.11m

Bathroom – 2.19m x 1.71m

*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.

The Egerton



3-bedroom semi-detached

A spacious three-bedroom home, The Egerton has an open-plan kitchen dining room to the front and a separate spacious lounge at the rear with French doors leading out to the garden. The ground floor is completed by a convenient cloakroom.

On the first floor are two spacious double bedrooms and one single bedroom, which all share a modern family bathroom.

OVERALL FLOOR AREA

84m²

GROUND FLOOR DIMENSIONS

Lounge – 5.36m x 2.81m

Kitchen/Dining – 4.92m x 3.13m

WC – 1m x 2.09m

FIRST FLOOR DIMENSIONS

Bedroom One – 4m x 3.02m

Bedroom Two – 3.76m x 3.02m

Bedroom Three – 2.45m x 2.2m

Bathroom – 2.16m x 1.71m

*Maximum room dimensions



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The Harrison



4-bedroom semi-detached

The Harrison is a contemporary four-bedroom home that's designed to meet the needs of modern day living.

On the ground floor, off the hallway, you'll find a bright and airy lounge - the perfect place for relaxing. At the rear of the home, past the downstairs WC, is a stylish open-plan kitchen, dining and family room with French doors leading to the garden. Off the kitchen is a handy utility room.

Upstairs, the spacious master bedroom has an en-suite, while there is also a second double bedroom and two single bedrooms. These share a modern family bathroom.

OVERALL FLOOR AREA

108.6m²

GROUND FLOOR DIMENSIONS

Lounge - 4.28m x 3.43m

Kitchen/Dining - 5.8m* x 5.16m*

Utility - 2.24m* x 1.45m*

WC - 1.05m x 1.5m

FIRST FLOOR DIMENSIONS

Bedroom One - 3.6m* x 3.46m*

En-suite - 1.3m x 2.1m

Bedroom Two - 3.63m* x 3.46m*

Bedroom Three - 2.45m x 2.4m

Bedroom Four - 3.13m* x 2.08m*

Bathroom - 1.7m x 2.1m

*Maximum room dimensions



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PICK YOUR PLOT



2-bed
<div></div> The Higham
3-bed
<div></div> The Egerton
4-bed
<div></div> The Harrison

*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 – Greenwich range by Howdens
- Laminate worktops
- Stainless steel splashback
- Indesit integrated single oven
- Indesit 4 and 5-burner gas hob
- Indesit stainless steel chimney extractor hood
- 1.5 stainless steel sink with drainer
- Brushed chrome single lever mixer tap
- Recessed LED lighting
- Polyflor Expona Flow PUR vinyl flooring



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

Bathroom & En Suite

- Twyford's contemporary white sanitaryware
- Porcelanosa wall tiles
- Over-bath shower with glass screen
- Heated towel rail
- Recessed LED lighting
- Polysafe Wood fx PUR Vinyl flooring



*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.

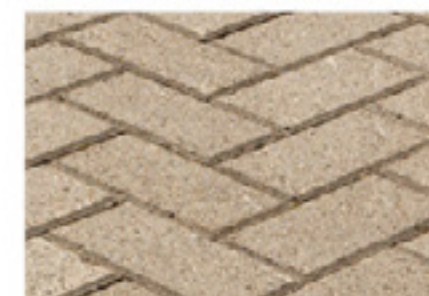


Electrics

- TV/Sky+ HDTV ready TV points to living space and bedroom one
- Telephone points to living space and bedroom one
- Mains-operated smoke detectors with battery back-up
- Baxi Assure 30 combi boiler
- Danfos TP5001 programmable thermostat

External

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



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 10% 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%.

Shared Ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

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

