

pearson ferrier®

WHITTLE RISE THE FORMBY LANGLEY LANE

Heywood, OL10 2QJ

£542,995

THE FORMBY LANGLEY LANE

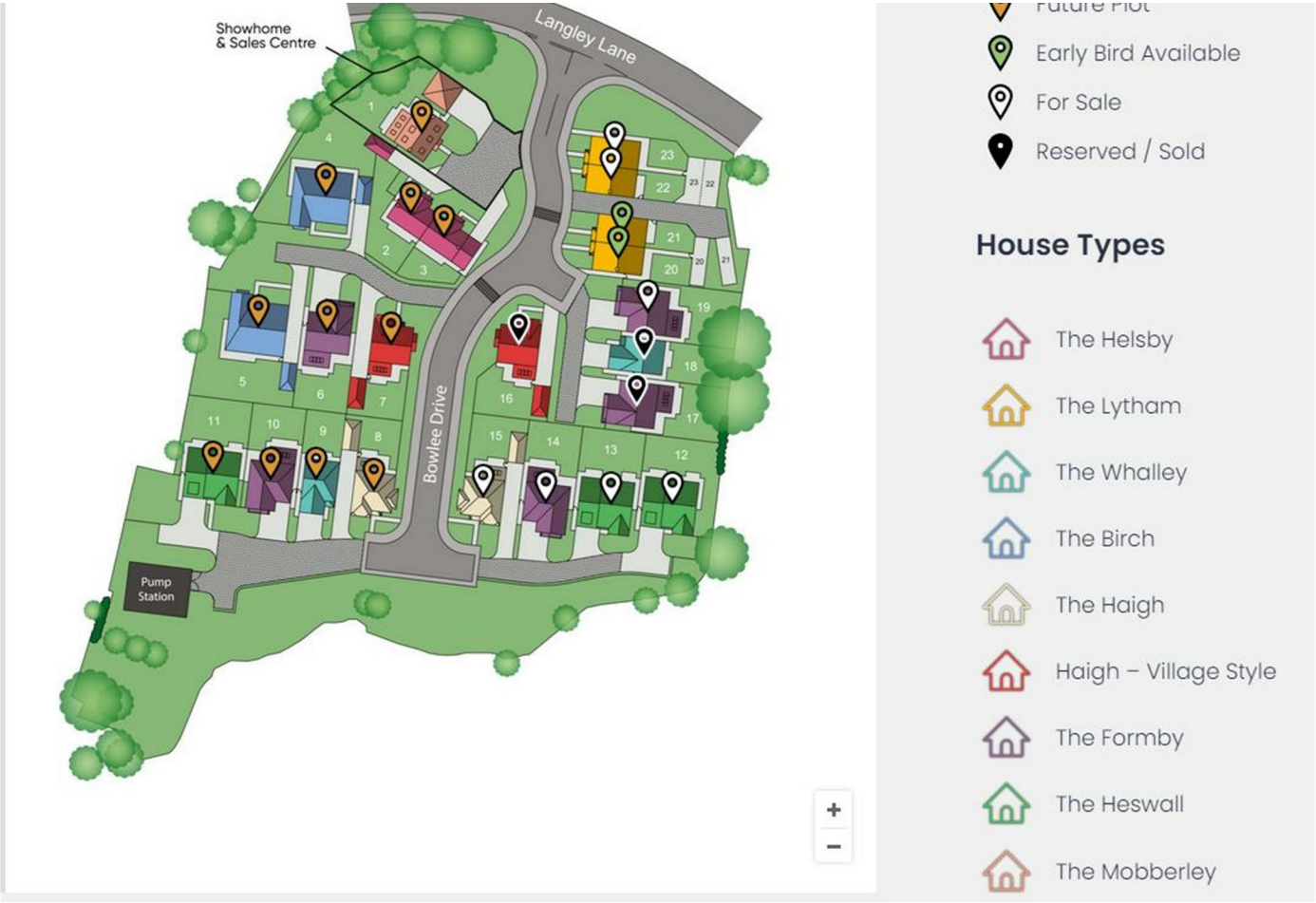
Property at a glance

- EXCLUSIVE NEW DEVELOPMENT OF ONLY 23 HOMES
- 4 BEDROOM DETACHED PROPERTIES
- AIR SOURCE HEAT PUMPS & EV CHARGE POINTS AS STANDARD
- CHOICE OF KITCHENS & BATHROOMS (At build Stage)
- BEAT THE RUSH RESERVE YOUR PLOT TODAY
- PRICES STARTING AT ONLY £516,995

ONLY A FEW PLOTS REMAINING DONT MISS OUT - THE FORNBY IS A NEWLY BUILT FOUR BEDROOM DETACHED

Whittles rise is an exclusive development of just 23 private properties and located in Birch area of Heywood surrounded by local countryside yet in easy access amenities yet with Junction 19 M62 being only a short drive. The development consists of arrange of properties from three bedroom semi-detached, four bedroom detached properties £516,995 this is an ideal opportunity to get your desired plot reserved and beat the rush before the development is fully released, there are also options to personise your home with a choice of kitchens & bathrooms (at build stage). The location is with easy reach of both Heywood & Middleton town centres with Manchester City centre only being seven miles away. The homes are also fitted with air source heat pumps and electrical vehicle charges as standard.

Tenure - Freehold
Council Tax - tbc
EPC - Predicted B





Family/ Dining Room	4.85m x 4.32m 15'10" x 14'2"
Kitchen	5.31m x 3.17m 17'5" x 10'4"
Utility	3.24m x 1.74m 10'7" x 5'7"
WC	1.87m x 0.88m 6'1" x 2'9"
Garage	6.00m x 3.00m 19'7" x 9'9"



FIRST FLOOR

Bedroom 1	4.79m x 3.25m 15'8" x 10'7"
Ensuite 1	2.22m x 2.04m (max) 7'3" x 6'8"
Bedroom 2	3.83m x 2.95m 12'6" x 9'7"
Ensuite 2	2.49m x 0.99m 8'2" x 3'3"

The Formby

Whittle Rise

4 BEDROOM DETACHED HOME
1567 sq.ft.



GROUND FLOOR

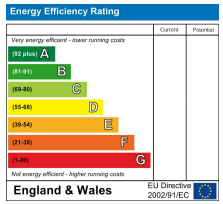
Living Room	4.19m (plus bay) x 3.24m 13'8" (plus bay) x 10'7"
Family/ Dining Room	4.85m x 4.32m 15'10" x 14'2"
Kitchen	5.31m x 3.17m 17'5" x 10'4"
Utility	3.24m x 1.74m 10'7" x 5'7"
WC	1.87m x 0.88m 6'1" x 2'9"
Garage	6.00m x 3.00m 19'7" x 9'9"

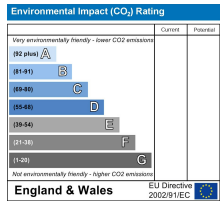


FIRST FLOOR

Bedroom 1	4.79m x 3.25m 15'8" x 10'7"
Ensuite 1	2.22m x 2.04m (max) 7'3" x 6'8"
Bedroom 2	3.83m x 2.95m 12'6" x 9'7"
Ensuite 2	2.49m x 0.99m 8'2" x 3'3"
Bedroom 3	3.40m x 3.03m 11'1" x 9'10"
Bedroom 4	4.40m (max) x 2.77m (max) 14'5" x 9'1"
Bathroom	2.52m x 2.13m (max) 8'3" x 6'10"

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