

THE SPINDLES

Phase One: A superb collection of 3 and 4 bedroom semi-detached homes in Westhoughton

WIGGETT
• HOMES •

WELCOME TO THE SPINDLES IN WESTHOUGHTON

Wiggett Homes is delighted to announce their latest development, The Spindles, in Westhoughton, Bolton; phase 1 of which comprises 12 fabulous semi-detached homes. Once complete, there will be 36 homes, in a mixture of detached, semi-detached and mews styles, with 2, 3 and 4 bedrooms.

The combination of a quality build and thoughtful design, creates properties that are suitable for first time buyers, families and down-sizers alike. Our homes are bright, spacious and designed for modern day living.

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 your Sales Consultant for more information.



Raising Standards. Protecting Homeowners





ON YOUR DOORSTEP...

The Spindles is ideally located off Bolton Road, just 5 miles from Bolton, 6 miles from Wigan and 14 miles from Manchester. The area is well serviced by the motorway network, with the M61 passing through the north of the town, providing easy access to the M60 ring road. Westhoughton railway station is less than a mile away and is served by Northern trains between Southport and Manchester, via Wigan Wallgate; trains to Manchester Piccadilly run from Westhoughton, via Bolton.

The Spindles 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 quality schooling at all levels available. The site is under ten minutes' drive from Middlebrook Retail Park and there you will find the Vue cinema, Hollywood Bowl, top chain restaurants, a wide range of high street shops, and a leisure centre. Middlebrook is also home to the Macron Stadium. Central Park and Hall Lee Bank Park can both be found within a mile, and are lovely green spots for walking and for children to play.





BOLTON MUSEUM, AQUARIUM AND ARCHIVE



MACRON STADIUM



WESTHOUGHTON TRAIN STATION



HALL LEE BANK PARK



MIDDLEBROOK RETAIL PARK



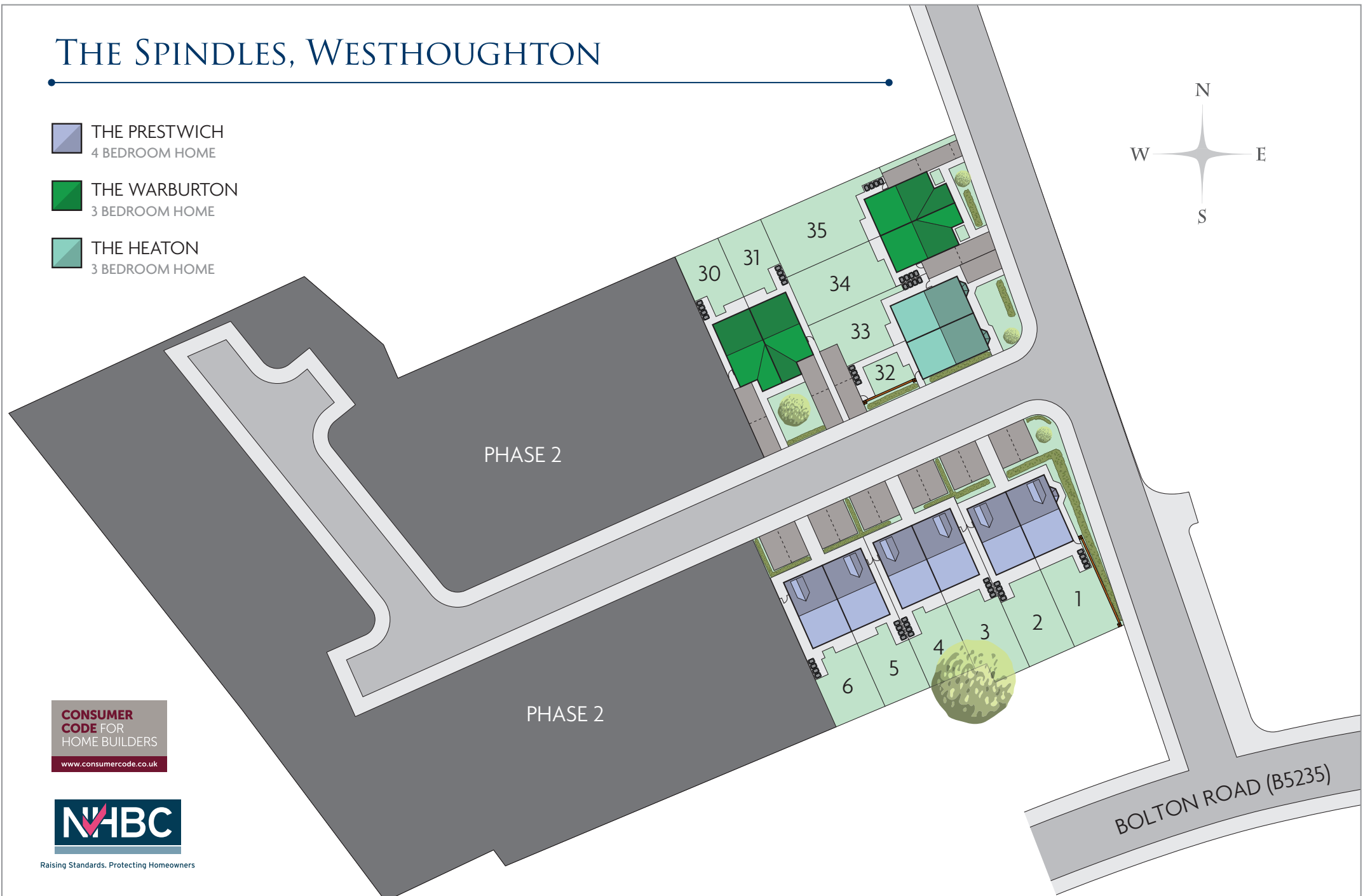
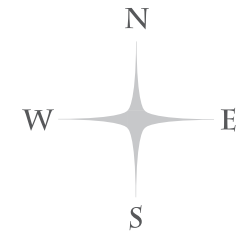
CENTRAL PARK

THE SPINDLES, WESTHOUGHTON

 THE PRESTWICH
4 BEDROOM HOME

 THE WARBURTON
3 BEDROOM HOME

 THE HEATON
3 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 your Sales Consultant.

SPECIFICATION

WARRANTY

10 year NHBC Buildmark Warranty

ENERGY CONSCIOUS COMFORT

White UPVC double glazed windows

Gas combi boiler, providing heating and hot water

SAFETY AND SECURITY

Intruder alarm

Multi-point locking systems to front door

Lockable handles and restrictors to most windows

Mains powered smoke detectors throughout

Mains powered carbon monoxide detector to kitchen

External light

GENERAL

White emulsion painted walls and ceilings

White gloss painted woodwork

White painted panelled internal doors with chrome ironmongery

Ample electrical sockets

White plastic switch plates and socket covers

BT and TV socket to lounge and bedroom one

Super fast broadband capability (subject to arranging your own rental agreement with BT)

KITCHEN

Zanussi fully integrated appliances

(fridge/freezer, dishwasher & washing machine)

'A' rated Zanussi single oven

Zanussi gas hob

Caple curved glass and stainless steel canopy hood

Stainless steel splashback to hob

Fully fitted kitchen* with laminate worktops, soft closing drawers and cabinets and under wall unit lighting

Underhung 1 ½ bowl sink with chrome brassware

BATHROOM, EN-SUITE AND CLOAK ROOM

Villeroy and Boch sanitaryware

Chrome brassware

Chrome framed glazed shower door to shower cubicle and bath screen

Dual voltage shaver socket to en-suite

Half tiled* bathroom and en-suite, full height tiling to shower area

Tiled splash back to cloak room sink

EXTERNAL

Turfed front garden

Top soil to rear garden

2.1m timber fence to rear garden

Green GRP front door with chrome ironmongery

Ibstock, Melton Antique Blend brick

Grey concrete roof tiles

*Choices available subject to build stage.

Please note: Images are for illustrative purposes only. Wiggett Homes pursues a policy of continuous improvement and whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserved the right to alter the specification as necessary and without prior notice. This does not constitute or form part of a contract of sale.



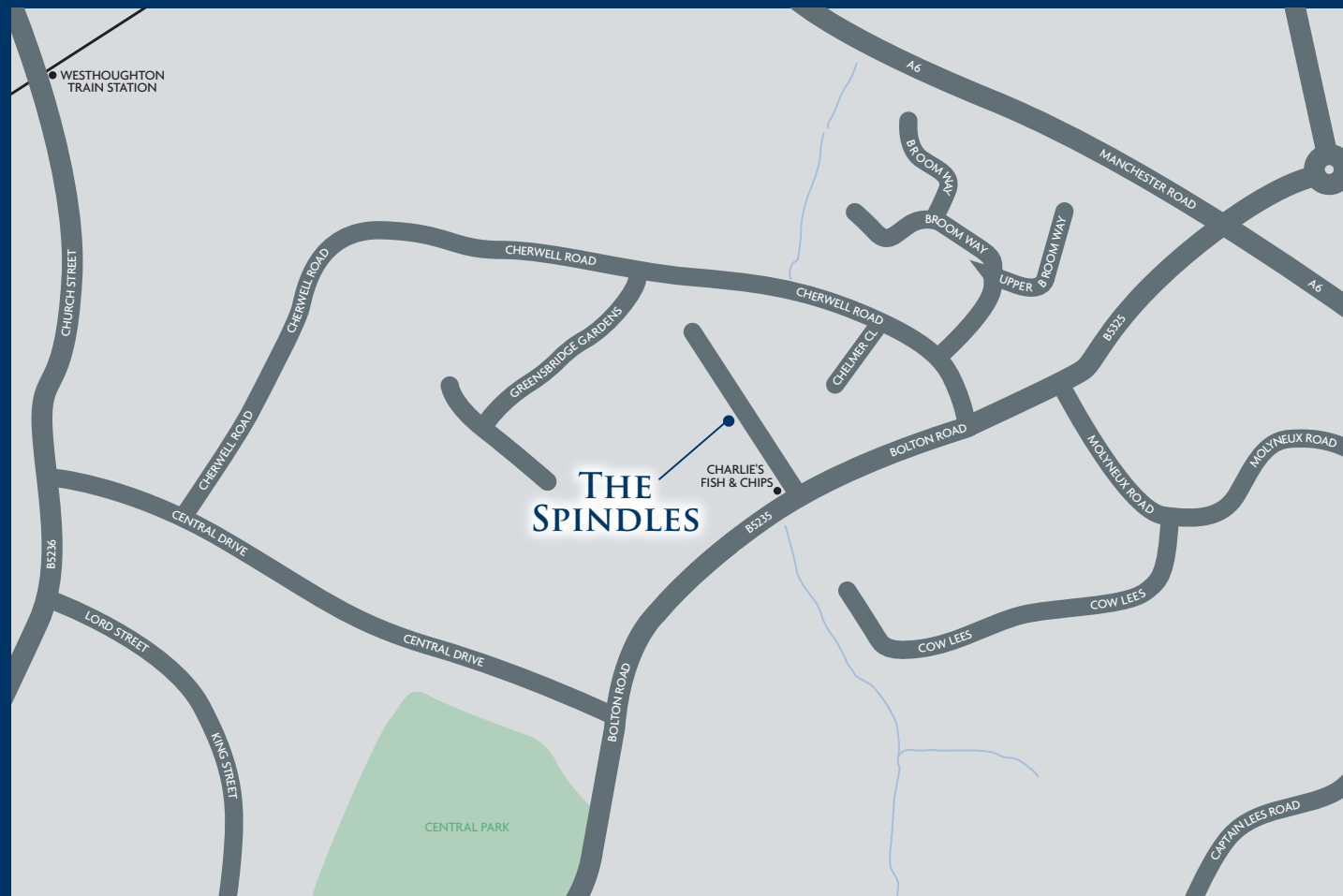
YOUR DESTINATION

The Spindles
Off Bolton Road
Westhoughton
Bolton
BL5 3JQ

For more information please contact:

T: 0161 626 7776 / 07812 659 324

E: sales@wiggett.co.uk / annette@wiggett.co.uk



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