

# MILTON PLACE



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ROYTON

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a fabulous development comprising 18 homes with 2 or 3  
bedrooms in semi-detached and mews styles.

WIGGETT  
• HOMES •

# OUT AND ABOUT

Wiggett Homes proudly presents, Milton Place, a fabulous development comprising 18 homes with 2 or 3 bedrooms in semi-detached and mews styles.

These new homes are perfect for both couples and families alike, situated by all the amenities of Royton town centre, with its great transport links, food shops, restaurants, sports centre, and Royton Park.

Oldham town centre and Elk Mill Retail Park are both within easy reach, where you can indulge in shopping, chain restaurants, coffee houses and a cinema. For those that enjoy country walks, Tandle Hill Country Park is a short distance away, with beautiful views across the Manchester Plain

and the Pennine Hills. Spend an afternoon at their café, children's play area, and take pleasure in the abundance of space for walking and cycling on your doorstep.

For families with children, there are a range of nurseries, schools and colleges nearby with Ofsted 'Good' ratings.

Royton has excellent connectivity, with the motorway network close by and Oldham, Rochdale and Manchester city centre within easy reach via car, or from Shaw & Crompton Tram Station, which is under 2 miles from Milton Place. Every Wiggett Home comes complete with a 10-year NHBC warranty, which provides invaluable protection for new homeowners.



# MILTON PLACE SPECIFICATION

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## WARRANTY

- 10 year NHBC Buildmark Warranty

## ENERGY CONSCIOUS COMFORT

- UPVC double glazed windows
- Gas-fired combi boiler
- Energy efficient lighting
- Compact radiators

## SAFETY AND SECURITY

- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors (where required)
- Mains powered smoke detectors
- Mains powered carbon monoxide detector to kitchen
- Front & rear exterior lights

## GENERAL

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Quality internal timber doors with stylish handles

- Ample electrical sockets
- Polished chrome finish to sockets to kitchen counter, white plastic sockets and switch faceplates elsewhere. USB charging point to kitchen, lounge and primary bedroom
- TV point to lounge and primary bedroom
- Telephone point to lounge and primary bedroom

## KITCHEN

- Choose from a selection of custom designed kitchen styles and quality work surfaces, please see your Sales Consultant for more details\*
- Upstands to worktops
- Kitchen units with soft closers
- Stainless steel 1 1/2 bowl sink in 3 beds
- Stainless steel single bowl sink in 2 beds
- Fully integrated appliances, where applicable (dishwasher - 450mm in 2 beds, 600mm in 3 beds, washing machine & fridge freezer)
- Single electric oven
- Four ring gas hob in 2 beds
- Five ring gas hob in 3 beds

- Stainless steel splashback to hob
- Chrome LED downlights

## BATHROOM, EN-SUITE AND CLOAK ROOM

- To en-suite: Full height tiling to shower enclosure, splash back tiling to sink
- To family bathroom: Half height tiling to bath area and splash back tiling to sink
- Where no en-suite: Full height tiling to bath area, over-bath shower with glass screen & splash back tiling to sink
- Tiled splash back to cloak room
- White Villeroy & Boch porcelain sanitaryware
- Chrome towel heaters
- Dual voltage shaver socket to bathroom
- Chrome LED downlights

## EXTERNAL

- Landscaped front garden
- Rotovated rear garden
- 1.8m timber fence to rear garden

\*Choices and upgrades are only available subject to construction stage of the property. This specification applies to a majority of plots and appliances and is dependent on house type design. Wiggett Homes reserves the right to amend the specification without prior notification. Please check individual plots specification and build stage with your Sales Consultant.

# HOME OPTIONS

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Once you've reserved your home, we will invite you to a Welcome Meeting. It's here you can discuss all the ways you can personalise your home with your Sales Consultant\*.

From kitchen style, colour and finish to bathroom upgrade options, electrical additions and finishing touches. We can help you make every part of your home just right for you.

\*Choices and upgrades are only available subject to construction stage of the property.

# CUSTOMER SERVICE

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We will endeavour to make your home buying experience enjoyable and informative every step of the way. If you have any questions or queries during the sale and purchase of your new home, please contact your Sales Consultant directly.

Wiggett Homes complies with the Consumer Code for Home Builder's Requirements. The Code gives protection and rights to purchasers of new homes and was developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Find out more at:  
[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)


All properties are built in accordance with all relevant planning and building regulations and come complete with an NHBC Buildmark Warranty, which provides protection against any defects or damage covered by the policy for 10 years.

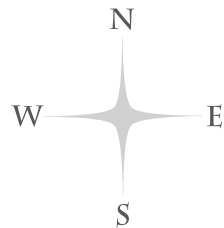


Raising Standards. Protecting Homeowners



# MILTON PLACE, ROYTON

-  THE WARBURTON  
3 BEDROOM HOME
-  THE HEATON  
3 BEDROOM HOME
-  THE SEDGLEY  
2 BEDROOM HOME
-  THE CALDERDALE  
3 BEDROOM HOME
-  THE THORNLEY  
3 BEDROOM HOME



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.

# A NAME YOU CAN TRUST

The Wiggett Group was founded in 1979; and since then, has established itself as a family run business with a team of dedicated, long standing staff members.

Wiggett Homes is the private residential development side of the business, providing beautiful homes to a range of people, including first time buyers, families, and down sizers. The sites we develop usually consist of between 10 - 100 homes, and at many sites local, natural

materials are used, to complement their surroundings. We design our developments with a neighbourhood feel in mind, as we know how important placemaking is to help you feel at home from the day you move in.

We strive to create well designed homes, that suit a range of needs, including the evolving lifestyles of the modern homeowner. It is important to us that the fixtures and fittings, craftsmanship and the materials used are always high quality.



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# YOUR DESTINATION

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Milton Place  
Milton Street  
Royton  
Oldham  
OL2 6QX

For more information please contact:

T: 07977 415 723

E: [miltonplace@wiggett.co.uk](mailto:miltonplace@wiggett.co.uk)



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