

BRIDGEWATER VIEW

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LOCAL INFORMATION

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Wiggett Homes are delighted to present to you Bridgewater View. A lovely development of 2, 3, and 4 bedroom homes in the heart of Radcliffe. Benefitting from excellent transport links, this development is ideally situated, just a stone's throw from Manchester City Centre.

With the M66 and M60 being close by, commuting by car from the development couldn't be easier. You can be in Manchester City Centre in under 30 minutes, nearby Bolton in little over 15 minutes and Bury in under 10 minutes. The area also benefits from the Metrolink tram network. Radcliffe Metrolink, located on the Manchester to Bury line, is a short walk away and provides excellent connections to Bury, Manchester, South Manchester and Media City at Salford. A number of regular bus routes are also in operation in the area. For those of you requiring international travel, Manchester Airport is little over 20 miles away and offers flights to a huge number of international destinations.

Lying on the undulating ground of the Irwell Valley along the course of the River Irwell, Bridgewater View is located minutes from a true Lancashire institution; the world famous Bury Market. For over 500 years, Bury Market has been a focal point for those looking for a little retail therapy. Oozing charisma and atmosphere, the market offers all manner of goods, from food and vegetable stalls to clothing and household goods. With over 370 stalls, this traditional market situated in a modern setting is a unique shopping experience and a great day out.

Convenience is also key at Bridgewater View. A large Asda supermarket is located just 5 minutes away, whilst

Radcliffe Precinct, the main shopping area in Radcliffe, offers a number of local stores including big brand names. For the true shopaholics amongst you, the vibrant city of Manchester has everything from designer clothing to kitchenware, set amongst excellent eateries, bars and restaurants.

For a slightly slower pace, Bridgewater View is just a short stroll from both Festival Gardens and Coronation Park. Enjoy a leisurely Sunday afternoon stroll or picnic on a summer's afternoon. There are also two more beautiful parks nearby namely Close Park and Springwater Park, both with vistas of the River Irwell, you can even enjoy a spot of fishing at Close Park.

Radcliffe Leisure Centre is under two minutes away, providing a full range of accessible fitness facilities on one site; including a swimming pool and a range of fitness classes. Radcliffe Medical Practice is also on the doorstep, offering high quality health care to the people of Radcliffe and providing an extensive range of primary care services.

With such fantastic facilities and connections, it's no surprise Bridgewater View is also ideally located for families. Radcliffe is home to twenty primary schools, with Radcliffe Hall Methodist C of E Primary school located within 10 mins walking distance from Bridgewater View and Philips High school is located just 8 mins by car.

Bridgewater View offers it all. A stylish development of fantastic homes, in a location offering day to day convenience and excellent connections to all the surrounding area has to offer. Bridgewater View is the perfect place to call home.



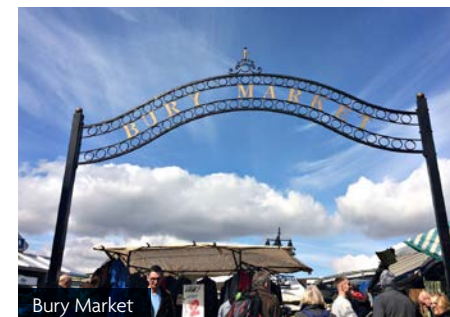
Media City



Springwater Park



River Irwell, Radcliffe



Bury Market



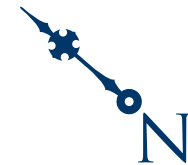
Metrolink (Bury line)

BRIDGEWATER VIEW

SITEPLAN



- THE SEDGLEY
2 BEDROOM HOME
- THE WARBURTON
3 BEDROOM HOME
- THE THORNLEY
3 BEDROOM HOME
- THE PRESTWICH
4 BEDROOM HOME



TIMBER DECKED AREA

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 our Sales Advisor.

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SPECIFICATION

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All properties at Bridgewater View come with the following specification as standard:

KITCHEN

Electric single oven

Integrated appliances: dishwasher, fridge/freezer, washing machine

Gas hob

Canopy cooker hood

Under wall units lighting

Glass splash back to cooker

HEATING

Gas central heating

Combi boiler

Heated towel rails to bathroom, ensuite & cloaks

ELECTRICAL

White plastic accessories throughout

BT & TV sockets to lounge & bedroom one

Intruder alarm

Shaver socket to en-suite

DECORATION

White emulsion painted walls, white painted ceiling

White gloss painted woodwork

BATHROOM, EN-SUITE AND CLOAKS

Villeroy Boch white sanitary ware, chrome taps and polished silver framed glazed shower door to shower cubicle

CERAMIC WALL TILING

Kitchen - no tiling upstand

Half tiled bathroom & en-suite, except around shower area which will have full height tiling

Cloaks - splash backs to sink only

WINDOWS

UPVC white double glazed windows

INTERNAL DOORS

White painted panelled doors

Chrome fittings

EXTERNAL

External green front door with chrome fittings

Turfed front garden

Rear garden top soil

Fenced rear garden

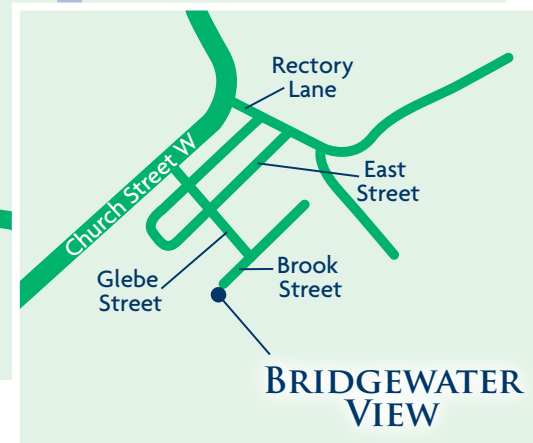
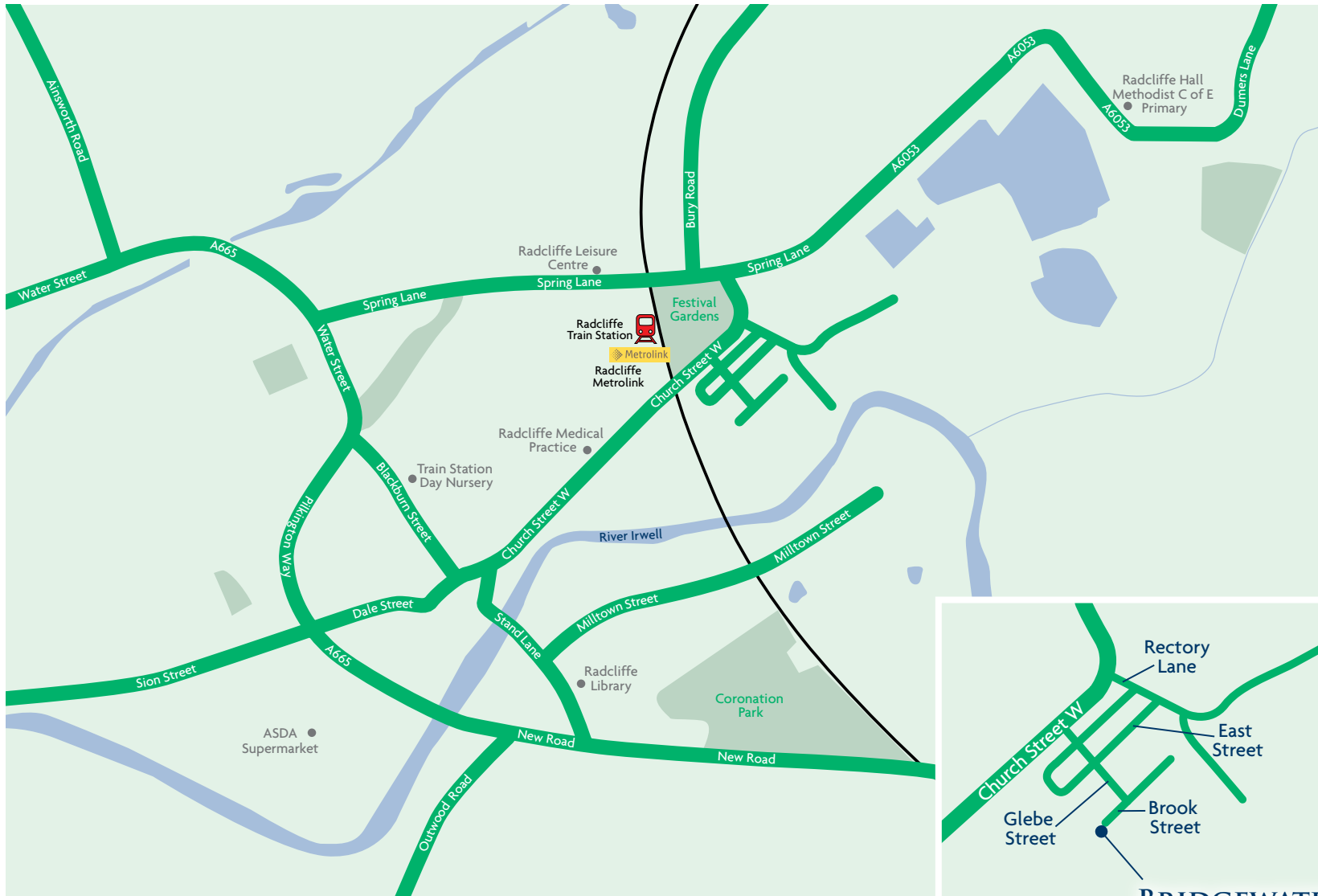


Wiggett Homes pursues a policy of continuous improvement. Whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not constitute or form part of a contract of sale.

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LOCATION

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For further information from Wiggett Homes or if you have any questions, please contact us.

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