



EDENPARK

MIDDLETON

2, 3 AND 4 BEDROOM FAMILY HOMES FOR SHARED OWNERSHIP

WELCOME TO



EDEN PARK

MIDDLETON

Eden Park is a stylish collection of 2, 3 & 4 bedroom homes in Middleton. Featuring homes ideal for first time buyers and growing families alike, this development also has the added bonus of green open spaces and a play area for all to enjoy.

Situated close to Middleton town centre, Eden Park is the perfect location for contemporary living with all your local amenities, schools and parks right on your doorstep.



CGIs are indicative, external finishes and features may vary.



FABRIC
LIVING



Every home at Eden Park has been designed with a modern lifestyle in mind. Offering practical living spaces where families can live and grow comfortably, with little maintenance required. And with customer satisfaction as our number-one priority, you can enjoy a distinctive home at extraordinary value for money.

A range of sustainable products have been used. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, all our homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.




EDENPARK
MIDDLETON

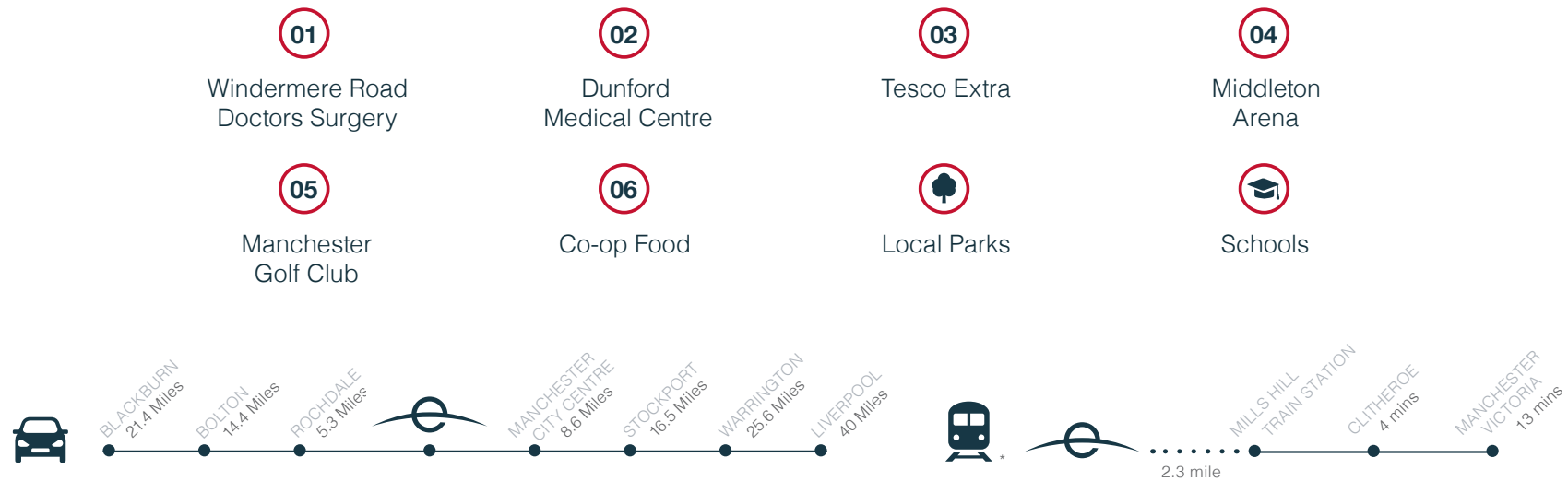


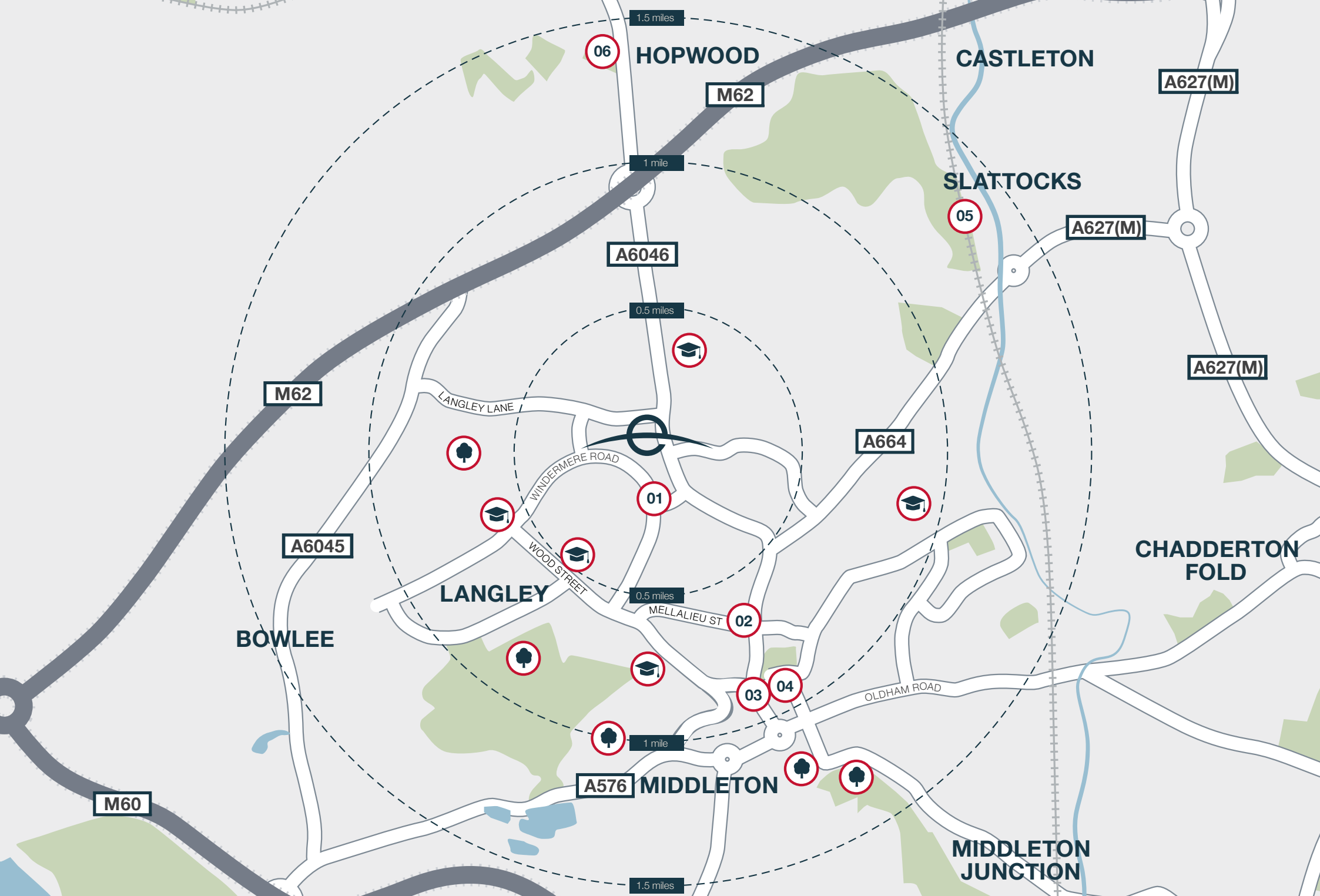
IDEALLY LOCATED

Enjoying life at Eden Park is easy, with so much to see and do right on your doorstep. From parks, golf clubs and leisure centres, to handy amenities, schools and medical facilities, you'll have everything you need in easy reach.

Venturing further afield? The M62 and M60 are easily accessible within 3 miles of Eden Park making commuting a breeze.

The A576 and A664 go directly into central Manchester, taking you into the city in approximately 30 minutes. Mills Hill train station is situated 2.5 miles away, with lines towards Manchester Victoria and Leeds. There are also a number of bus stops nearby, with regular services throughout the local area.





06

HOPWOOD

CASTLETON

M62

A627(M)

1 mile

SLATTOCKS

05

A627(M)

A6046

0.5 miles



M62

LANGLEY LANE

A627(M)

A664



WINDERMERE ROAD

01



A6045



WOOD STREET

LANGLEY

0.5 miles

02



BOWLEE



03

04

1 mile

A576 MIDDLETON



OLDHAM ROAD

CHADDERTON FOLD

M60

MIDDLETON JUNCTION

1.5 miles



EDENPARK

MIDDLETON

- 
GOVE
 2 bedroom home
 Plot 9
- 
LAMBOURNE
 3 bedroom home
 Plots 2, 5 & 6
- 
LANSDOWN
 3 bedroom home
 Plots 3, 12, 14, 22, 25, 36, 39, 50 & 54
- 
LEASIDE
 3 bedroom home
 Plots 26 & 55
- 
OSBOURNE
 4 bedroom home
 Plots 24, 28, 29 & 52



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

GOVE

2 bedroom home



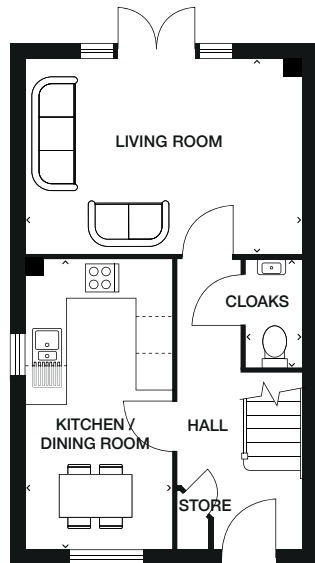
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CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

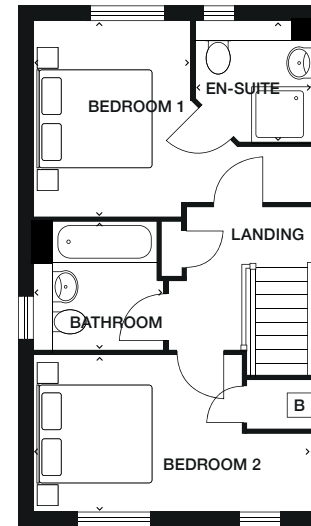
GOVE

2 bedroom home



Ground floor

- Living Room** 4460mm x 3160mm 14'7" x 10'4"
- Kitchen/Dining Room** 2375mm x 4695mm 8'11" x 15'4"
- Cloaks** 950mm x 1770mm 3'1" x 5'9"



First floor

- Bedroom 1** 2550mm x 3150mm 8'4" x 10'4"
- En-suite** 1819mm x 1930mm 5'11" x 6'4"
- Bedroom 2** 4460mm x 2510mm (max) 14'7" x 8'2" (max)
- Bathroom** 2090mm x 2100mm 6'10" x 6'10"

LAMBOURNE

3 bedroom home



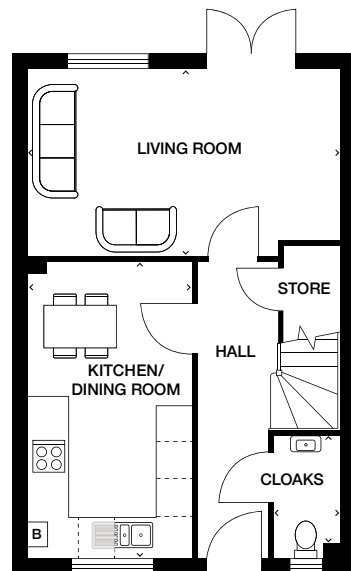
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LAMBOURNE

3 bedroom home

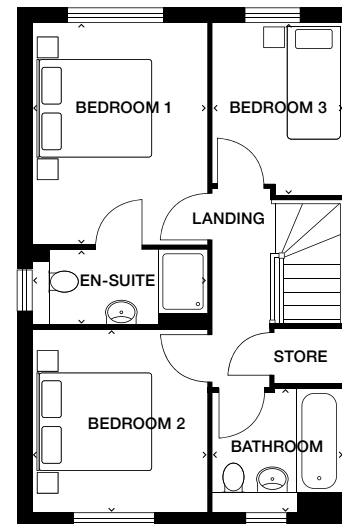


Ground floor

Kitchen/Dining Room 2650mm x 4845mm 8'8" x 15'10"

Living Room 5025 x 3010mm 16'5" x 9'10"

Cloaks 1030mm x 1970mm 3'4" x 6'5"



First floor

Bedroom 1 2825mm x 3605mm 9'3" x 11'9"

En-suite 2825mm x 1215mm 9'3" x 3'11"

Bedroom 2 2825mm x 2940mm 9'3" x 9'7"

Bedroom 3 2105mm x 2765mm (max) 6'10" x 9'0" (max)

Bathroom 2110mm x 1900mm 6'11" x 6'2"

LANSDOWN

3 bedroom home



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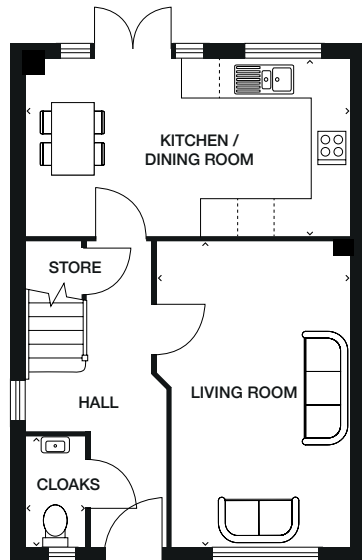
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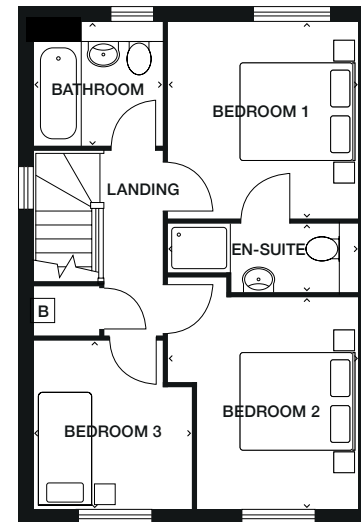
LANSDOWN

3 bedroom home



Ground floor

- Kitchen/Dining Room** 5250mm x 2870mm 8'3" x 9'5"
- Living Room** 3145mm x 4985mm (max) 10'3" x 16'4" (max)
- Cloaks** 910mm x 1760mm 2'11" x 5'9"



First floor

- Bedroom 1** 3085mm x 3180mm 10'1" x 10'5"
- En-suite** 3085mm x 1120mm 10'1" x 3'8"
- Bedroom 2** 3085mm x 3780mm (max) 10'1" x 12'4" (max)
- Bedroom 3** 3535mm x 2740mm (max) 11'7" x 8'11" (max)
- Bathroom** 2070mm x 1970mm 6'9" x 6'5"

LEASIDE

3 bedroom home



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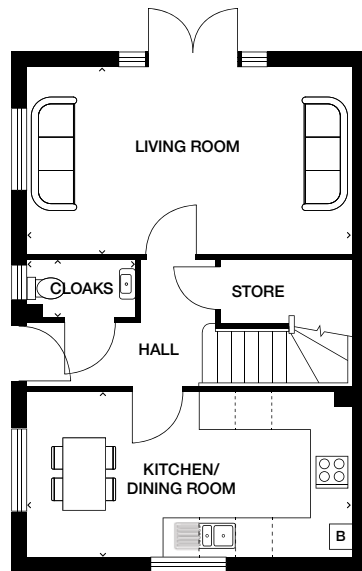
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LEASIDE

3 bedroom home

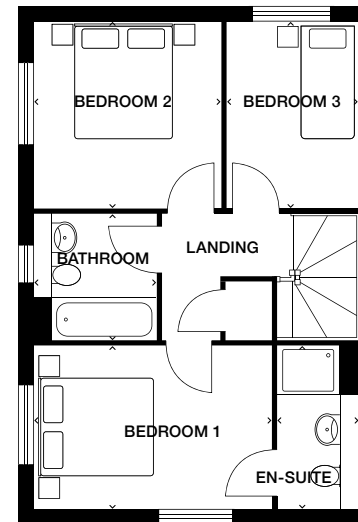


Ground floor

Kitchen/Dining Room 5250mm x 2635mm 17'2" x 8'7"

Living Room 5250mm x 3055mm 17'2" x 10'0"

Cloaks 1740mm x 920mm 5'8" x 3'0"



First floor

Bedroom 1 3875mm x 2635mm 12'8" x 8'7"

En-suite 1280mm x 2635mm 4'2" x 8'7"

Bedroom 2 3015mm x 3055mm 9'10" x 10'0"

Bedroom 3 2140mm x 3055mm 7'0" x 10'0"

Bathroom 1970mm x 2070mm 6'5" x 6'9"

OSBOURNE

4 bedroom home



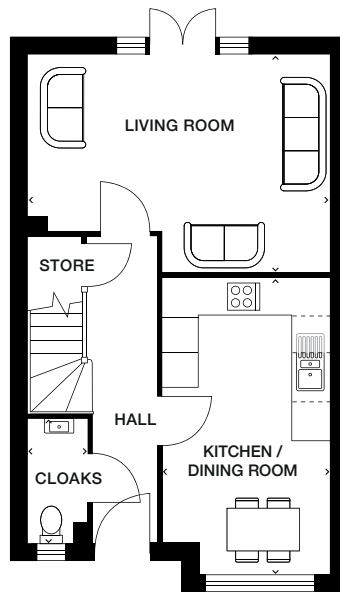
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OSBOURNE

4 bedroom home

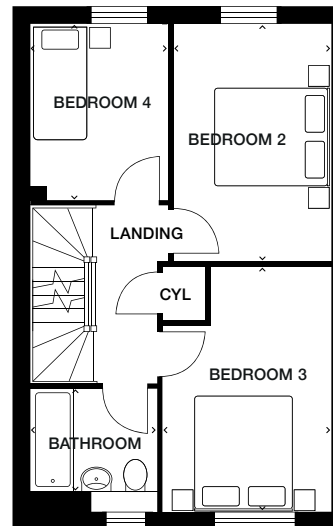


Ground floor

Kitchen/Dining Room 2755mm x 4860mm (max) 9'0" x 15'11" (max)

Living Room 4910mm x 3560mm (max) 16'1" x 11'8" (max)

Cloaks 920mm x 1970mm 3'0" x 6'5"



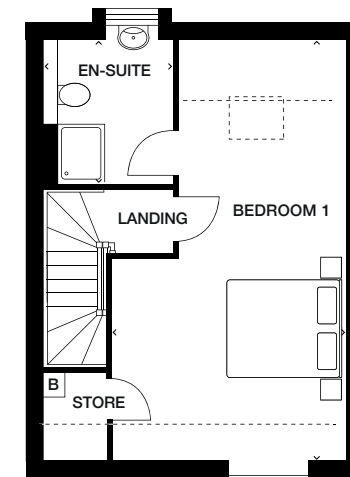
First floor

Bedroom 2 2570mm x 3875mm 8'5" x 12'8"

Bedroom 3 2760mm x 3980mm (max) 9'0" x 13'0" (max)

Bedroom 4/Study 2245mm x 1975mm 7'4"x 6'5"

Bathroom 2060mm x 1970mm 6'9" x 6'5"



Second floor

Bedroom 1 3805mm x 6960mm (max) 12'5" x 22'10" (max)

En-suite 2120mm x 2370mm 6'11" x 7'9"

SPECIFICATION

To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors, such as Zanussi and Symphony to name a few.

10-year NHBC warranty

Gas central heating

Kitchen

- Fully fitted Symphony kitchens
- integrated fridge freezer and upstand to match the worktop
- Stainless steel sink with mixer tap
- Brushed steel oven
- Brushed steel gas hob
- Stainless steel splashback to hob
- Chimney hood

Cloakroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic splash back tiling

Bathroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic wall tiling
- Chrome towel rail to 3 & 4 beds only

En-Suite

- White contemporary sanitaryware
- Chrome fittings
- Mira shower
- Ceramic tiling to shower cubicle
- Ceramic tiling splashback to wash hand basin

Decoration

- White satinwood finish to internal joinery
- White emulsion ceilings and walls
- White finish to internal doors

External Windows and Doors

- White UPVC double-glazed windows
- White UPVC rear door and French doors

External Finishes

- Turfed gardens*
- Timber fencing to rear boundaries*
- Paved patio area to rear*

Lighting

- Chrome downlights to kitchen
- Chrome downlights to bathroom to 3 & 4 beds only

Electrical

- White sockets and switches
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- EV car charging points to selected plots

SHARED OWNERSHIP

Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible. You initially purchase a part share in a home through a mortgage and savings. You only need to buy as much as you can afford, usually a minimum of 35%* and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own.

The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay. What's more, you can get started with a smaller deposit, because its calculated on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste. Shared Ownership is a government backed initiative. Below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move



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Fabric Living is the sales arm of First Choice Homes Oldham, to provide a range of affordable housing for people across Oldham and beyond. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.



We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWCSL. They will take you through all the requirements and aspects of your purchase and can be contacted on: Telephone: 0161 524 1699 Email: sales@fabricliving.co.uk

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Fabric reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date August 2023. Eden Place is a mixed tenure development including homes for both sale and rent.