

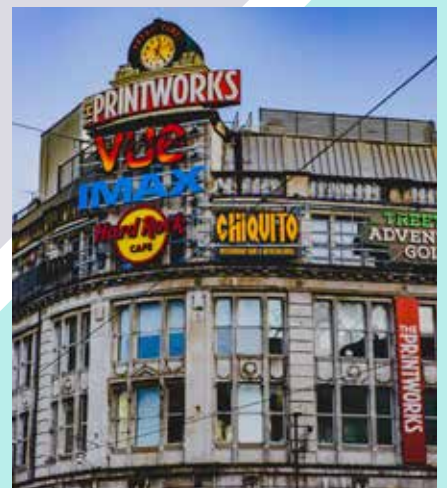
A large, abstract graphic consisting of overlapping teal and dark blue geometric shapes, primarily triangles and polygons, is positioned on the right side of the page, partially overlapping the bed and lamp area.

THE SPINNINGS
FARROW STREET / SHAW

**AN OUTSTANDING COLLECTION
OF 4 BEDROOM HOMES**

WELCOME TO THE SPINNINGS

Less than a mile from the pleasant, traditional town centre of Shaw, with its wide choice of shops and amenities, The Spinnings is a contemporary collection of newly built four-bedroom homes with excellent road and rail links bringing Manchester into commuting range, creating a superb opportunity to combine the appeal of a small, mature community with an exceptionally strategic location.



LIFE IN SHAW

The Spinnings location gives residents an exceptional number of beautiful resources on the doorstep and further afield, with lots of parks and wide open spaces to help you get the most out of this location.

Brushes Clough Reservoir, Dunwood Park & Crompton Moor which rises above the town of Shaw and is a unique and popular recreation site in Oldham. The site is great for wildlife, birdwatchers can see kestrel, grey partridge, green woodpecker, willow warbler, curlew, skylark and meadow pipit. There is also an impressive waterfall which flows into Pingot Quarry.

Shaw's pleasant market town centre presents a lively assortment of local traders and high street names. Bakers, pharmacies, opticians, a Tesco Express, gift and hardware stores and other specialists are interspersed with hairdressers, cafés, restaurants and pubs. Fresh fish, meat, local produce, baking and preserves can be bought at the weekly Market held every Thursday, while for a wider choice of fashion, sport, jewellery and technology brands, Spindles Town Square Shopping Centre in Oldham is just nine minutes away by tram.

Local leisure amenities include Royton Golf Club, and there are gyms, sports facilities and swimming pools at Royton Leisure Centre, Oldham Leisure Centre, Saddleworth Pool & Leisure Centre. Why not catch a performance at Shaws Hidden Gem Playhouse 2 Theatre, which presents touring music shows and film screenings alongside productions from its resident amateur drama group.



THE DEVELOPMENT



THE HARVEST

4 bedroom semi-detached home
Plots 1 & 2

THE SPRINGWOOD

4 bedroom terrace home
Plots 8, 9 & 10

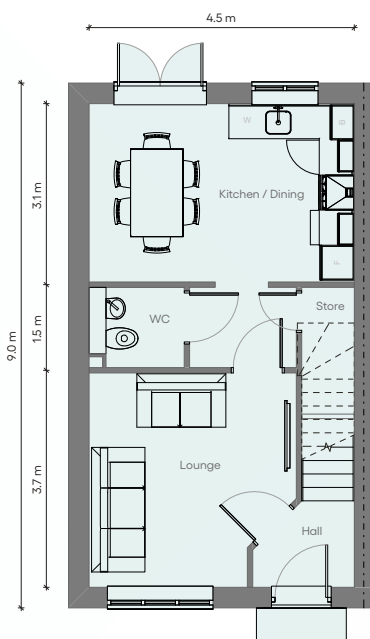
THE HARVEST



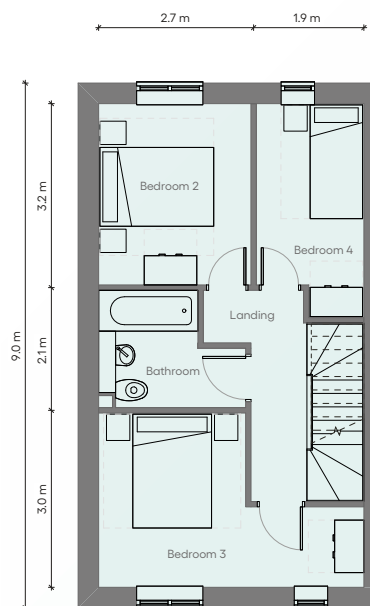
Enjoy the best of modern family living in this spacious four-bedroom home.

The Harvest's bright front aspect living room, spacious kitchen/dining room at the back, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms and a family bathroom. On the second floor, the master bedroom benefits from an en-suite and a storage cupboard.

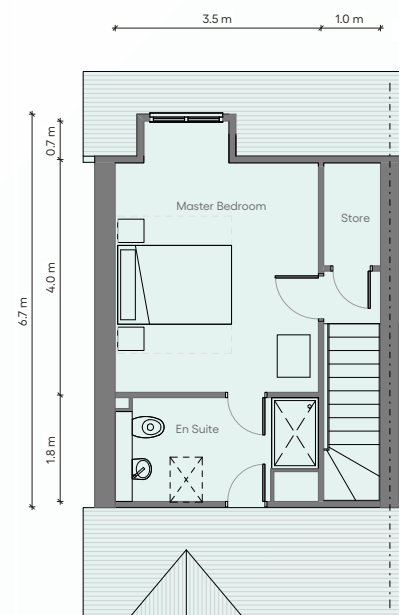
	Metres	Feet
FLOOR SIZES		
Ground Floor	38.274 m ²	411.979 ft ²
First Floor	38.274 m ²	411.979 ft ²
Second Floor	26.512 m ²	285.378 ft ²
Total Area	103.061 m ²	1109.336 ft ²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

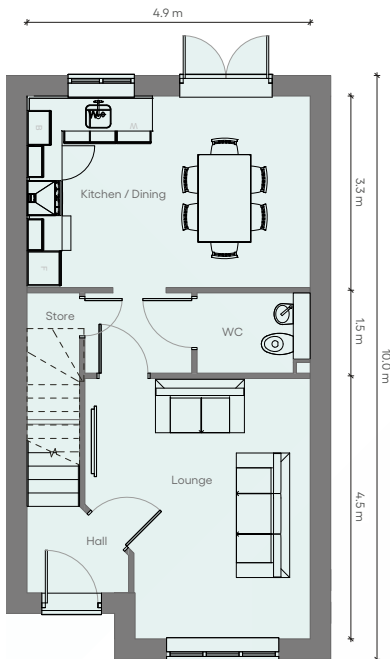
THE SPRINGWOOD



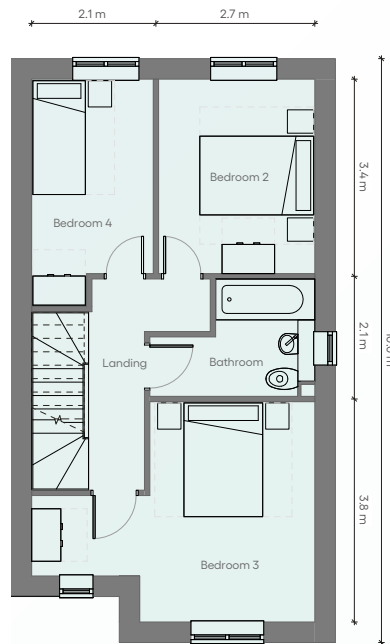
The Springwood is another spacious home spread over 3 floors.

The modern layout of the ground floor with the bright living room at the front and spacious kitchen diner at the back is complimented by a down stairs toilet and a separate cupboard space. The first floor consists of three bedrooms and a family bathroom. On the second floor, the master bedroom benefits from an en-suite and a handy storage cupboard.

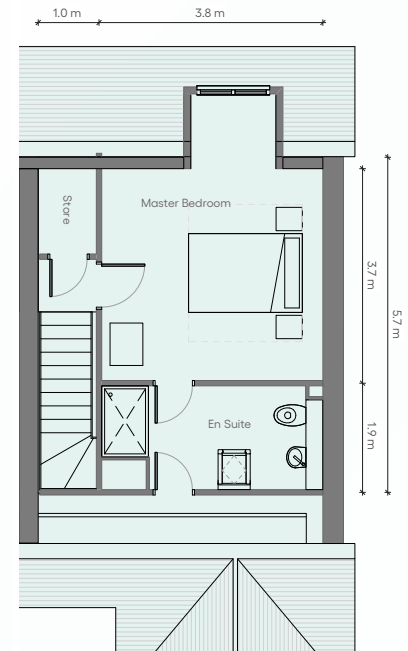
	Metres	Feet
FLOOR SIZES		
Ground Floor	44.345 m ²	477.321 ft ²
First Floor	44.345 m ²	477.321 ft ²
Second Floor	? m ²	? ft ²
Total Area	88.689 m ²	954.642 ft ²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEEPING YOU CONNECTED

Three miles from Oldham town centre and ten miles from Manchester, Shaw is within ten minutes' drive of both the M62 and the A633. Leeds, Liverpool and Sheffield can all be reached in less than an hour. Frequent trams from Shaw and Crompton Metro Stop, around 12 minutes' walk from The Spinnings, run south to Oldham and Manchester and north to Rochdale.

Manchester Deansgate is around 40 minutes away by Metro. In addition, bus services link Shaw town centre with Oldham, Manchester and Rochdale.

This location offers a wide range of primary schools within 1 mile of The Spinnings all assessed as 'Good' by Ofsted and for secondary education, Crompton House Church of England Academy also rated 'Good' is within a mile, and the Blue Coat School, recognised as 'Outstanding' is within 2.5 miles.

SCHOOLS

- Crompton Primary School**
0.3 miles
- Beal Vale Primary School**
0.5 miles
- Farrowdale House (Prep School)**
0.5 miles
- Crompton House CofE Secondary school**
0.6 miles
- St James CofE Primary School**
0.7 miles
- St Joseph's R.C. Primary School**
0.7 miles
- Rushcroft Primary School**
0.8 miles
- St Mary's CofE Primary School**
0.9 miles
- St George's CofE Primary School**
1.2 miles

DESTINATIONS

- Manchester**
10.2 miles*
- Leeds**
33.7 miles*
- Sheffield**
39.1 miles*
- Liverpool**
45.6 miles*



*Distances taken from Google maps and are approximate

A SUPERB SPEC, INSIDE AND OUT

All homes at The Spinnings are built to an excellent specification. Light, spacious rooms are complemented by eye catching, contemporary bathroom designs and kitchen/diners equipped with modern fitted units throughout – including a single oven, 5 burner gas hob and extractor hood.

Attention to detail is just as comprehensive throughout the exterior, from off-road parking to front and rear lights.

- Symphony Contemporary kitchen with ample storage
- Oven hob and extractor
- White sanitary ware
- Chrome plated finish shower
- Contemporary bathroom tiling
- Vinyl flooring in bathrooms
- 2 Off-street parking spaces
- Turfed gardens
- Double glazed windows
- Wall or fencing provided to all boundaries
- External front and rear lights
- 10-year warranty



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

*Lower shares may be available.





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