



# ROSALYN HEIGHTS



**Greater Manchester  
Tyldesley, M29 8ET**

A development by



**Chambers Capital**





WELCOME TO ROSALYN HEIGHTS

AN EXCLUSIVE GATED DEVELOPMENT OF 18  
PREMIUM FAMILY HOMES SET IN A RURAL  
LOCATION WITHIN AN EASY COMMUTE OF  
MANCHESTER CITY CENTRE





AN EXCEPTIONAL RURAL HAVEN IN THE  
FOOTHILLS OF THE NORTH'S CAPITAL CITY





# LUXURY COUNTRY LIVING

From the outset Rosalyn Heights has been designed to offer all the elements of a relaxed, luxurious family lifestyle at an affordable price. Spacious interiors open out into large gardens backing onto a stream. The rear aspects of all the properties open out onto forest views, nestled within the tranquil surroundings of neighbouring woodland and fields. The assurance of a gated entrance (single access point) to the development allows for youngsters to play out within the safety of a sociable neighbourhood of only 18 households.

All detached and semi-detached houses proffer balconies looking out across the back gardens onto the surrounding trees and stream, ideal for a relaxing morning coffee or having dinner whilst watching the sunset.

They all have basement garden rooms with separate entrances, essentially a self-contained living area with private bathroom, allowing for a variety of purposes for the whole family to enjoy. You can create a large extra bedroom or teen den, a family games room, gym, cinema room, guest suite, home casino, home office, children's playroom, garden room – whatever your needs, your home has been designed with your vision in mind – whatever form it may take. With the most up-to-date engineering at the heart of their design, each property is built to be as energy efficient as possible, with allocated parking spaces within each plot boundary and a ten year warranty to put your mind at ease.









# A LOCATION THAT HAS IT ALL

At Rosalyn Heights, while you could be forgiven for thinking you're living in the heart of the countryside, in fact the development's location is nonetheless only half a mile away from the centre of Tyldesley, a historic commuter district of Manchester offering all the amenities of a local town including a leisure centre and pool, shops, bars, gyms, and schools:

- Pure Gym Tyldesley (0.5 miles)
- Restaurant & bar complex at Astley Point (2 miles)
- Aldi Super Market & Tesco Superstore (0.5 miles & 1 mile respectively)
- Tyldesley Health Centre (0.5 miles)
- Post Office (0.7 miles)
- Atherton Veterinary Clinic (1 Mile)
- Tyldesley High St (1.2 miles)
- Tyldesley Tennis Club
- Tyldesley Rugby Football Club
- Ellesmere Golf Club
- Worsley Golf Club
- Trafford Centre (15-minute drive)
- Manchester City Centre (25-minute drive)
- Fred Longworth School (Ofsted Excellent)
- Tyldesley Health centre

Regarding schooling, the development sits in the heart of a catchment area encompassing several Ofsted rated Outstanding schools including St Phillips C of E, Hindsford CE Primary, St Ambrose Barlow, St Michaels Primary and Garrett Hall Primary.



Fred Longworth High school (Ofsted Excellent), one of the most popular high schools in the area, is the closest to Rosalyn Heights – just a short walk away enabling sociable, independent commutes for teenagers. The V1/V2 Guided bus route has a huge impact on the area, with one of the main stops being in Tyldesley.

Tyldesley itself is a small Lancashire town which flourished during the industrial revolution, lying in an enviable location 8 miles southeast of Wigan and 9 miles Northwest of Manchester in the foothills of the West Pennine Moors. It is the perfect location to enjoy the combination of outdoor pursuits such as hill-walking and sailing (Leigh & Lowton Sailing Club, 20 min drive) with the richness of several nearby urban centres offering a full range of theatre, arts, culture, entertainment, shopping and leisure facilities. Such contrasting lifestyles complement each other at Rosalyn Heights, making it a truly perfect location to effortlessly experience the best of both worlds.

Incorporated as a borough in 1246 by Royal Charter, Wigan became a major mill town and coal mining district during the industrial revolution. Wigan Pier, a wharf on the Leeds and Liverpool Canal, was made famous by the writer George Orwell. In his book *The Road to Wigan Pier*, Orwell highlighted the poor working and living conditions of inhabitants in the 1930s. Following the decline of heavy industry, Wigan Pier's warehouses and wharves became a local heritage centre and cultural quarter, which is currently being redeveloped to include Eight modular townhouses are due to be built alongside the canal, with a wedding venue, gin distillery, microbrewery and food hall also proposed inside the Pier's landmark buildings. Wigan also has a rich history of sport, with its DW Stadium being home to Wigan Athletic Football Club and Wigan Warriors Rugby League Football Club.

The city centre of Manchester is a half hour drive from Rosalyn Heights, easily accessible via the M602 or by bus. As the capital of the North, the city offers the highest calibre of all amenities you could require including a large selection of colleges, universities, football matches, concerts, museums, art galleries, theatres, restaurants, bars, shopping centres and cinemas. It even has a ski slope and a beach – all of which is on your doorstep at Rosalyn Heights.



# CITY

LIFESTYLE





## THE JESSICA

Plots 3,4,7,8,9,10,13 & 14

3 bedroomed semi-detached house set across 3 floors with a parking space. Ground floor: open plan kitchen-dining area with patio-balcony leading out into the garden. Separate living room and WC. Three bedrooms on the first floor, with a separate family bathroom. A further optional WC and sink in the basement (39m<sup>2</sup>), which opens out into the garden via bi-folds.

## THE ALBERT

Plot 2

4 bedroomed detached house set across 3 floors with a parking space. Ground floor: open plan kitchen-dining area with patio-balcony leading out into the garden. Separate living room, WC, utility room and study. Four bedrooms on the first floor, one of them ensuite, and a separate family bathroom. A further WC and utility room with sink in the basement (xxxm<sup>2</sup>), which opens out into the garden via bi-folds.



## THE ROSALYN

Plots 1, 5,6,11 & 12

4 bedroomed detached house set across 3 floors with a parking space. Ground floor: open plan kitchen-dining area with patio-balcony leading out into the garden. Separate living room and WC. Three bedrooms on the first floor, with a separate family bathroom. Master bedroom and ensuite on the attic level. A further WC and utility room with sink in the basement (47.7m<sup>2</sup>), which opens out into the garden via bi-folds. Please note, Plot 1 is a variation on this house type with no basement or balcony.

## THE MAE

Plots 15-18

3 bedroomed terraced house set across 2 floors with a parking space. Ground floor: open plan kitchen-dining area with patio leading out into the garden. Separate living room and WC. Three bedrooms on the first floor, one ensuite and a separate family bathroom.



# UNIQUE

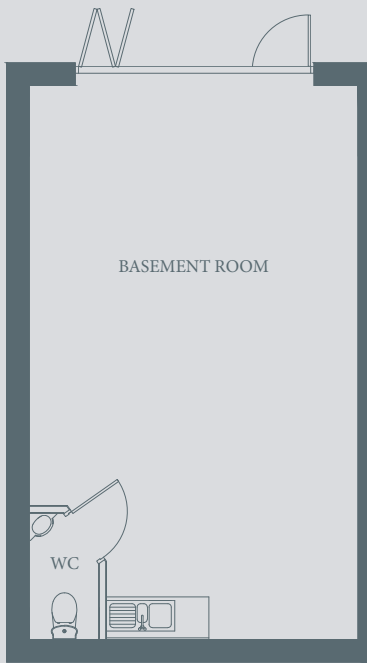
## DESIGN FEATURES

- XL Gardens
- 2 storey front and 3 storey rear
- Rear balconies overlooking forest greenery and stream
- Rear lower terrace to detached and semi-detached properties
- Basement rooms with full rear access to garden – flexible for client use e.g cinema / bar / games room / extra bedrooms / kids play area / office



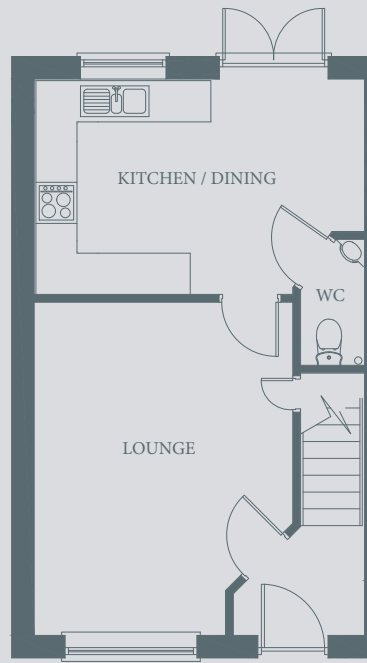


THE  
JESSICA



BASEMENT

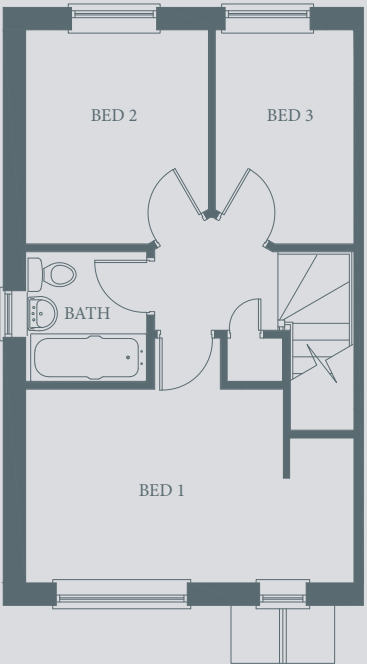
Basement Room  
8100mm x 4800mm



GROUND FLOOR

Kitchen / Dining  
4760mm x 3130mm

Lounge  
4820mm x 3760mm



FIRST FLOOR

Bed 1  
2815mm x 4760mm

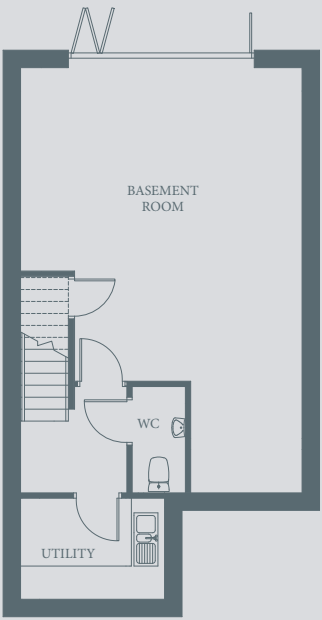
Bed 2  
3130mm x 2660mm

Bed 3  
3130mm x 2000mm

Bath  
1915mm x 1765mm



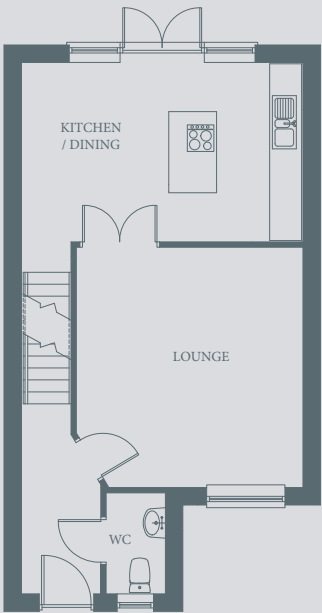
THE  
ROSALYN



BASEMENT

Basement Room  
8060mm x 5250mm

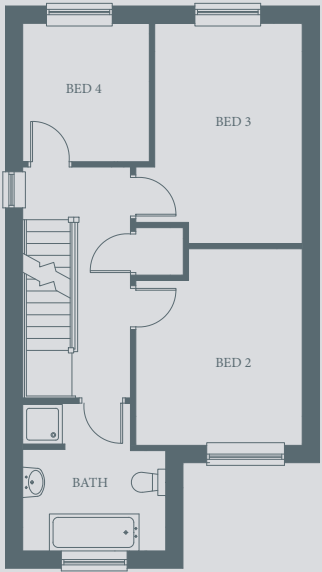
Utility  
2660mm x 1850mm



GROUND FLOOR

Kitchen / Dining  
5250mm x 3320mm

Lounge  
4470mm x 4200mm



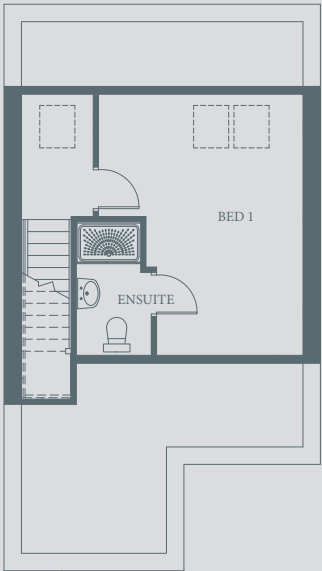
FIRST FLOOR

Bed 2  
3700mm x 3130mm

Bed 3  
4150mm x 3770mm

Bed 4  
2600mm x 2375mm

Bath  
2775mm x 2660mm



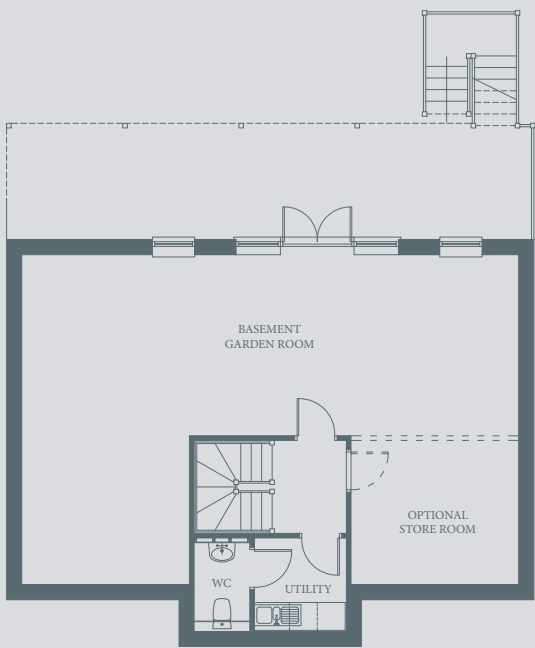
SECOND FLOOR

Bed 1  
4905mm x 3820mm

Ensuite  
2560mm x 1210mm



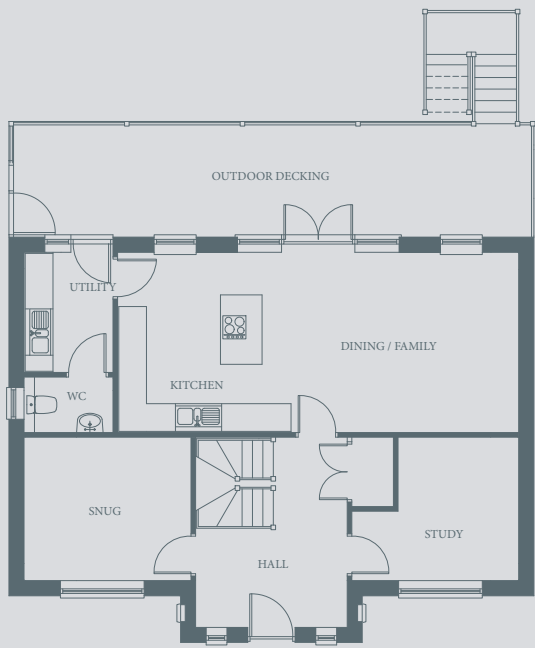
THE  
ALBERT



BASEMENT

Basement room  
10640mm x 7050mm

Utility  
1925mm x 1975mm



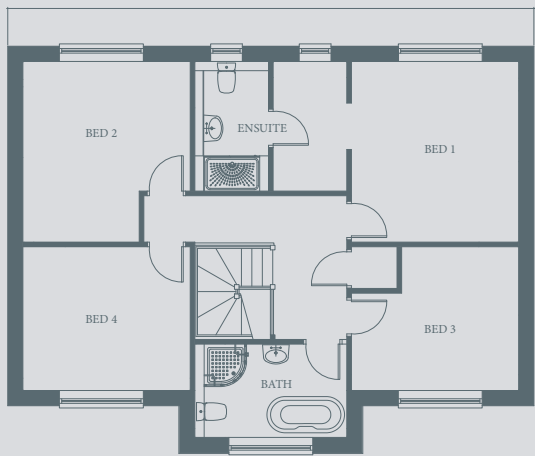
GROUND FLOOR

Family/Dining/Kitchen  
8635mm x 3850mm

Study  
3050mm x 3560mm

Snug  
3560mm x 3050mm

Utility  
2510mm x 1875mm



FIRST FLOOR

Bed 1  
3875mm x 3585mm

Bed 2  
3875mm x 3585mm

Walk in wardrobe  
1590mm x 2775mm

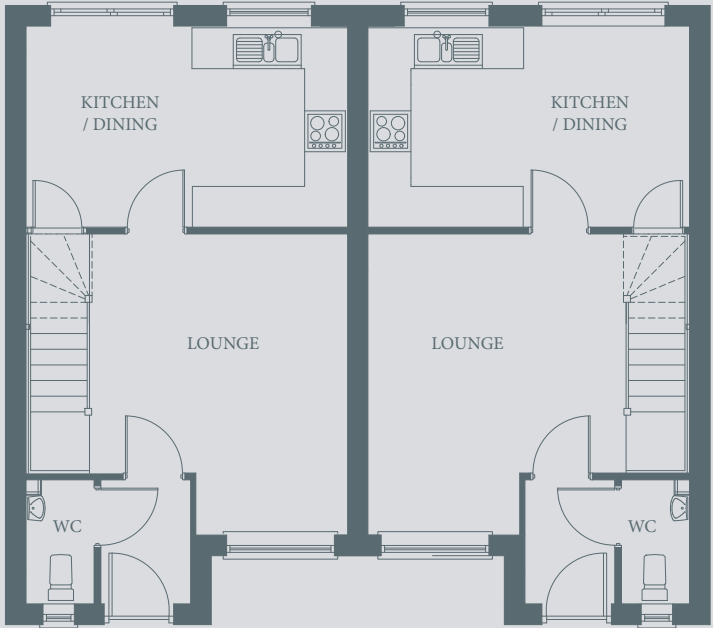
Bed 3  
3560mm x 3075mm

En suite  
1590mm x 2775mm

Bed 4  
3560mm x 3075mm



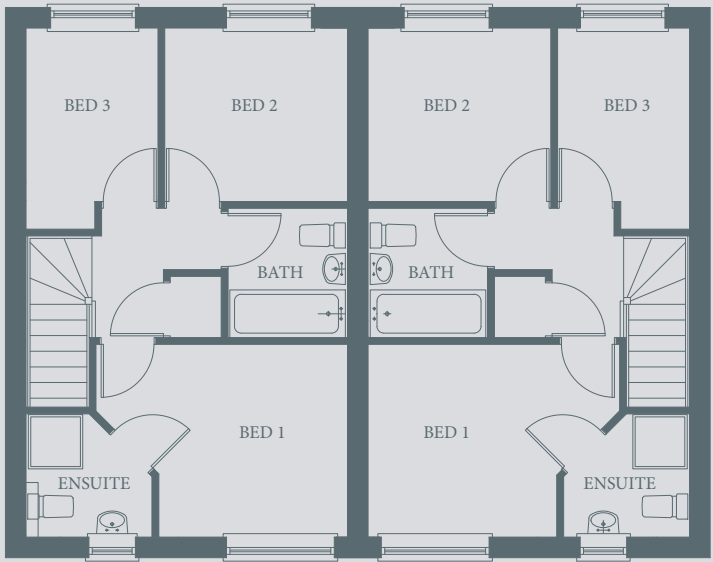
THE  
MAE



GROUND FLOOR

Kitchen / Dining  
4650mm x 2905mm

Lounge  
4380mm x 3715mm



FIRST FLOOR

Bed 1  
3615mm x 2785mm

Ensuite  
1850mm x 1765mm

Bed 2  
2655mm x 2500mm

Bed 3  
2905mm x 1890mm

Bath  
1725mm x 1900mm





## GENERAL SPECIFICATIONS

- Anthracite UPVC Double Glazed Windows
- Anthracite UPVC French Patio Doors
- Optional UPVC Bi-Fold Aluminium Doors
- Anthracite Rainwater pipes and gutters
- Central Heating
- Combi-Boilers
- Thermostatically controlled radiators to all rooms as standard

## INTERIOR SPEC

### Kitchen & Utility Rooms

- Fully fitted kitchens with a choice of finishes, units and works tops – subject to build programme
- Single multifunctional electric oven
- 4 ring hob
- Integrated fridge/freezer
- Integrated Dishwasher
- Open plan kitchen and dining
- Contemporary design kitchen with fitted wall and base units
- Quality Bosch / AEG / NEFF / .... Appliances
- Integrated single oven and Combination Microwave
- Extractor hood
- Extraction systems

### Decoration

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white





## OPTIONAL EXTRAS

One Home, Endless Choices: Every Chambers Capital home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

### Kitchens:

- Choice of solid worktops
- Integrated washer/dryer
- Integrated washing machine
- Integrated fridge/freezer
- Integrated dishwasher
- Double oven
- Ceramic hob
- Induction hob
- Microwave (where applicable) ~ Wine cooler (where applicable)
- Upgrade taps and sink
- Under cupboard lighting
- Optional Downlights

### Flooring:

- Carpets
- Vinyl
- Ceramic tiles
- Spacia
- Laminate

### Tiling:

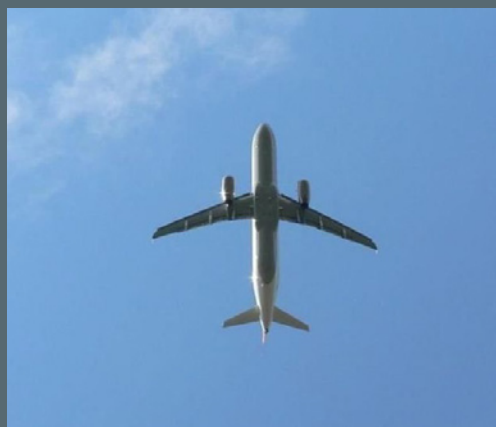
- Full and half height tiling available to wet rooms
- Comprehensive choice of upgrade options available

*Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore, we recommend that you consult our Sales Advisor.*





# TRAVEL & COMMUNICATIONS



## BUS

3 min walk to the nearest bus stop with routes to Leigh & Atherton

## CAR

M61 J4 – 5.2 miles  
M602 J1 – 5.5 miles

## TRAIN

0.8 miles to Atherton train station, with regular direct services to Wigan, Blackburn, Leeds and Merseyside.

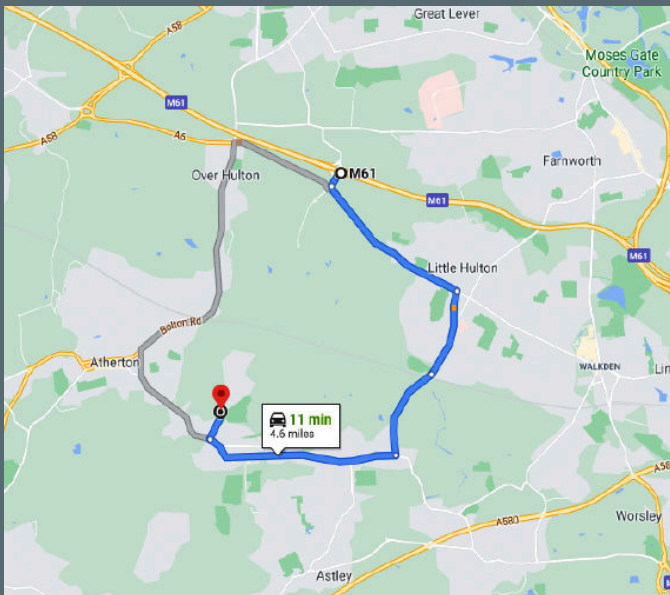
## PLANE

Manchester Airport  
17.2 miles, 30 mins



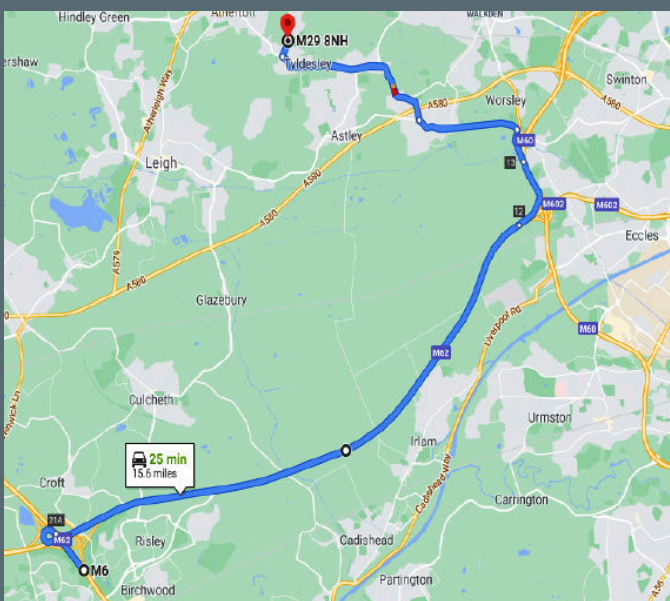
# HOW TO FIND US

ROSALYN HEIGHTS IS LOCATED  
IN TYLDESLEY, MANCHESTER.  
USE POSTCODE M29 8ET



## FROM THE NORTH

1. Take A6 and A577 to Tyldesley - 11 min (4.4 mi)
2. Head Southwest toward Watergate Ln - (240 ft)
3. Exit the roundabout onto Watergate Ln - (453 ft)
4. At the roundabout, take the 1st exit onto Salford Rd/A6 Continue to follow A6 - (1.3 mi)
5. Turn right onto Peel Ln - Go through 1 roundabout (0.7 mi)
6. Continue onto Mort Ln/A5082 - (0.7 mi)
7. At the roundabout, take the 2nd exit onto Sale Ln/A577 Continue to follow A577 - (1.6 mi)
8. Follow Shakerley Rd to Crawford Avenue - (0.2 mi) Turn right onto Shakerley Rd - (0.2 mi)
9. Turn left onto Crawford Avenue
10. M29 8ET, 55, Crawford Avenue, Tyldesley, Manchester, UK



## FROM THE SOUTH

1. M6: Head Northwest on M6
2. At junction 21 A, exit onto M62 toward Leeds/Bolton/ Manchester(N) - (9.1 mi)
3. At junction 12, Use the left 2 lanes to merge onto M60 toward Leeds/Bolton/Ring Road - (1.0 mi)
4. At junction 13, take the A575/A572 exit to Worsley/ Leigh/ Swinton - (0.4 mi)
5. Follow A572 and A577 to Crawford Avenue in Tyldesley 12 min - (4.4 mi)
6. At the roundabout, take the 1st exit onto Leigh Rd/ A572 Continue to follow A572 - (1.6 mi)
7. Continue onto Mosley Common Rd/A577 Continue to follow A577 - (2.6 mi)
8. Turn right onto Shakerley Rd - (0.2 mi)
9. Turn left onto Crawford Avenue
10. M29 8ET, 55, Crawford Avenue, Tyldesley, Manchester, UK