



**Spinners Brook  
Failsworth**

**millerhomes**

*the place to be®*



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



*the place to be*<sup>®</sup>

- 01 Welcome home
- 02 Living in Failsworth
- 08 Floor plans
- 16 Specification
- 24 How to find us

Plot information >

# Plot information

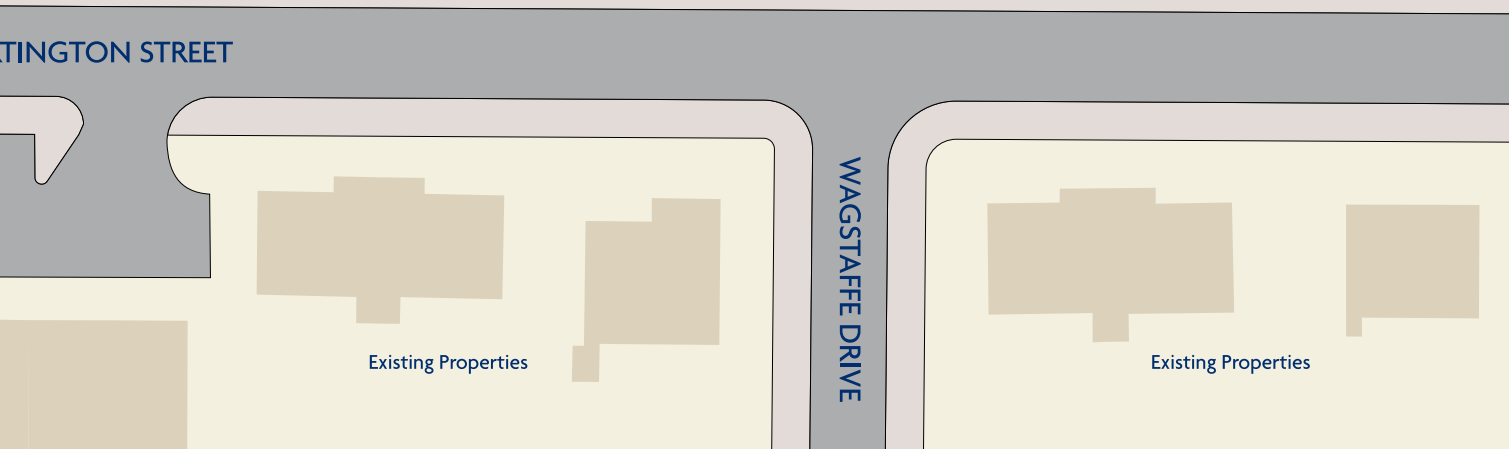
- Burroughs**  
See Page 08
- Stretton**  
See Page 09
- Hawthorne**  
See Page 10
- Tolkien**  
See Page 11
- Orwell**  
See Page 12
- Blyton**  
See Page 13
- Blyton DA**  
See Page 14
- Greene**  
See Page 15



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



Possible Future Development



## Welcome to Failsworth

Less than four and a half miles from the centre of Manchester and with easy access to the M60, this highly desirable development combines the convenience and sense of community of a well-established residential neighbourhood with a delightfully open, spacious ambience. Featuring a selection of attractive, energy-efficient two, three and four bedroom homes with an exceptional range of local amenities, Spinners Brook represents city living at its best.



### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

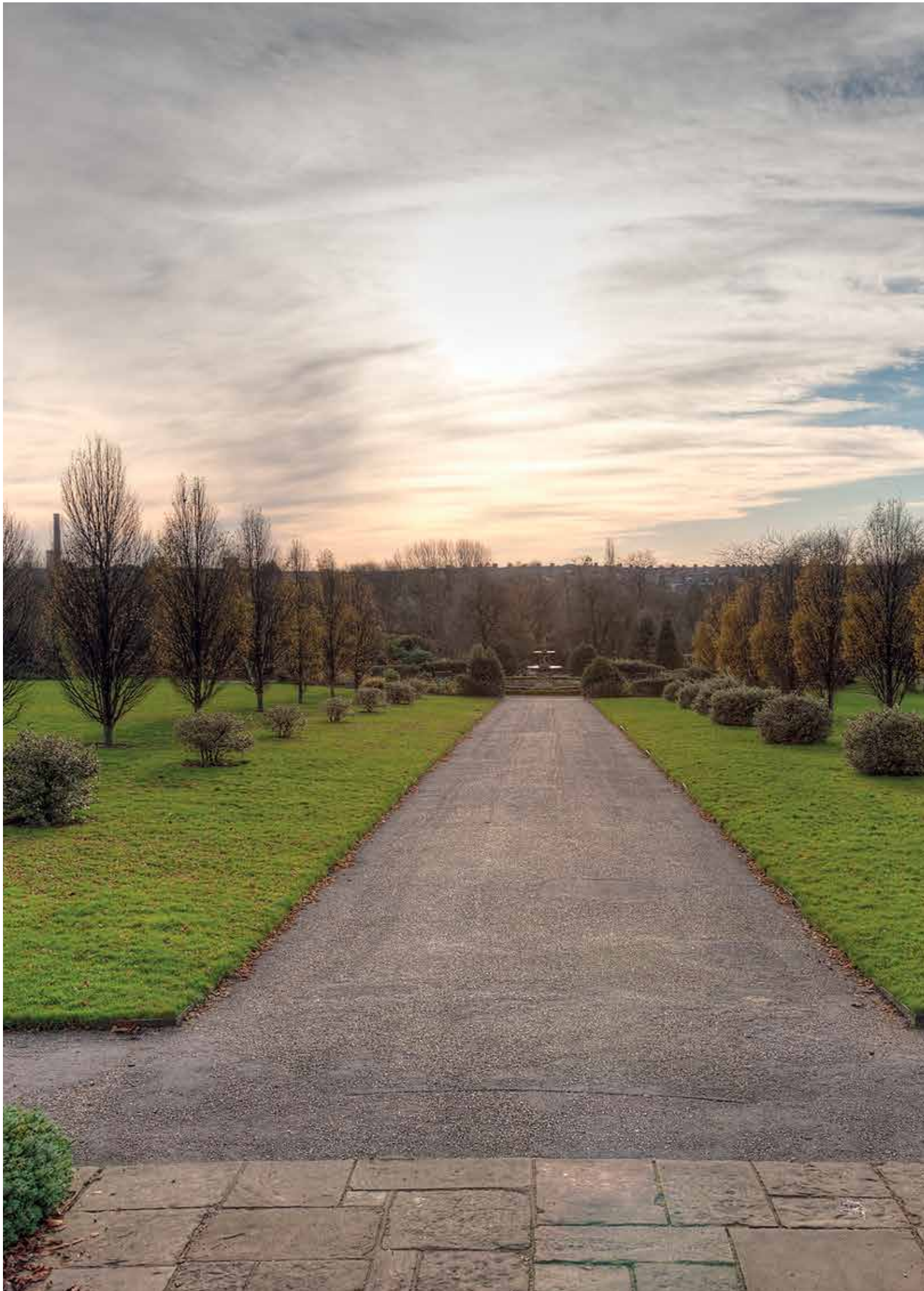
We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, between October and December 2014, 98% of customers in the North West region said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

## Living in Failsworth

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Spinners Brook.











### Shopping

Spinners Brook is adjacent to a small shopping centre with a Costcutter local supermarket, cafe, greengrocer and a hairdressers, and just five minutes walk from a large precinct that includes a Tesco Extra 24-hour supermarket, a Focus Pharmacy, a post office and a large Aldi store. Manchester's choice of shopping ranges from the vast Arndale Centre to the small independent traders of the Northern Quarter, with its weekend vintage fashion market.

### Recycling Facilities

There are recycling bins for glass, metal and plastic packaging, paper, card and aerosols at the Morrisons store in Poplar Street, and a more comprehensive recycling facility in Reliance Street, one and a half miles from Spinners Brook, that accepts scrap metal, large and small electrical items including white goods and televisions, textiles and garden waste.

### Transport

Around a mile from the M60 and less than ten minutes away from the M62 and M66, Spinners Brook is conveniently situated for travel to Liverpool, Blackburn and Leeds as well as Manchester Airport. Failsworth tram station, on the East Didbury to Rochdale line, is a little over half a mile away, and buses into Manchester city centre run along Ashton road and Oldham Road, both within a few minutes walk. Main line trains between Manchester Victoria and Rochdale stop at Moston railway station, a mile and a half from Spinners Brook, with some services continuing eastwards to Wigan and to Leeds in the north west.





# Burroughs

## 2 Bed

### Plots

3\*, 4, 5\*, 9, 10\*

### Overview

With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

### Key Features

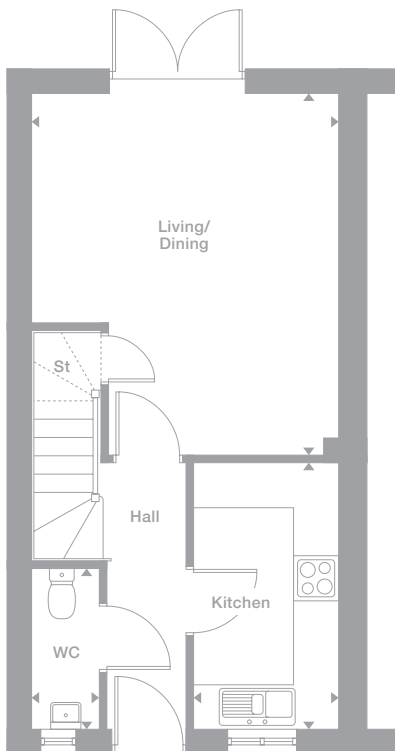
French Doors  
Master Bed Wardrobe  
Two Good-Sized Bedrooms  
Downstairs WC

### Total Floor Space

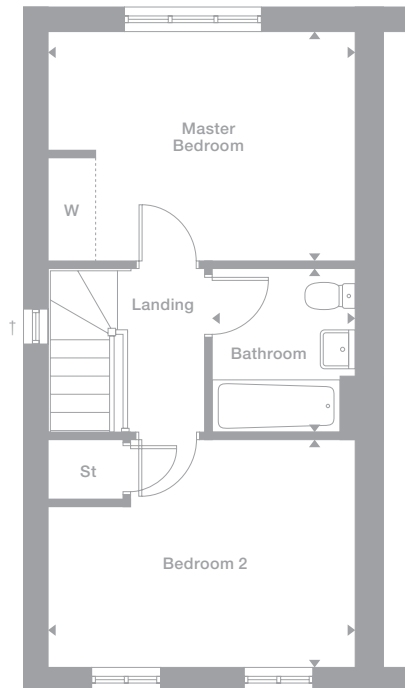
737 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.065m max x 4.791m max  
13'4" x 15'9"

Kitchen  
1.932m x 3.540m  
6'4" x 11'7"

WC  
0.897m x 2.137m  
2'11" x 7'0"

#### First Floor

Master Bedroom  
4.065m max x 3.041m  
13'4" x 10'0"

Bedroom 2  
4.065m max x 3.030m max  
13'4" x 9'11"

Bathroom  
1.897m x 2.167m  
6'3" x 7'1"

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† End terrace only

\* Plots are a mirror image of plans shown above



## 3 Bed

## Stretton

### Plots

16, 17\*, 19, 20\*, 22, 23\*, 24, 25\*

### Key Features

French Doors  
Separate Lounge  
Dining/Kitchen  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

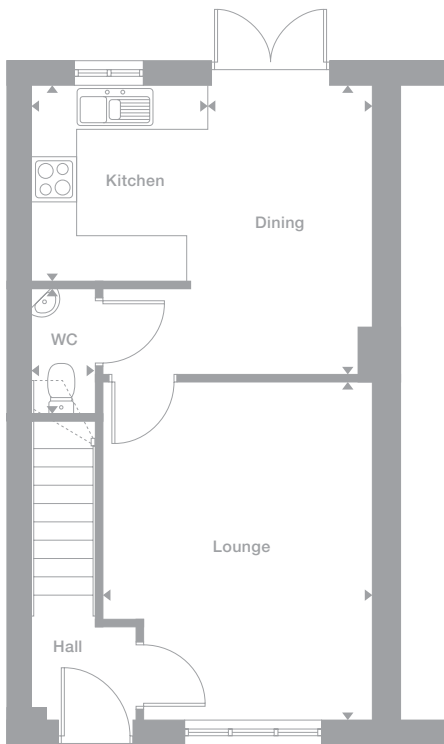
### Total Floor Space

819 sq ft

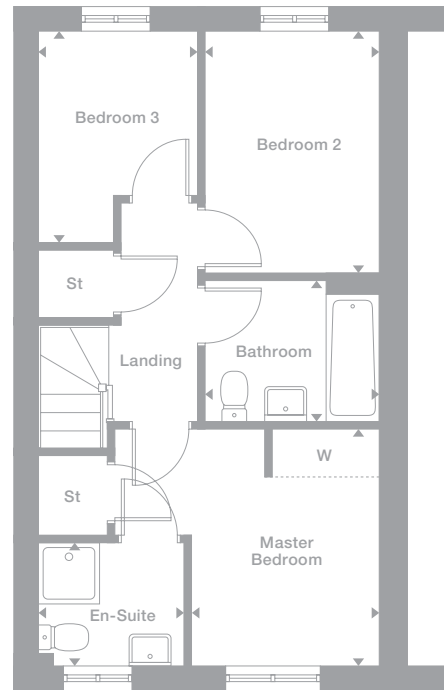
### Overview

The spacious living room opens on to a bright, airy dining room and beautifully planned kitchen that superbly blend style and function. The en-suite shower room makes the master bedroom a really special retreat.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.566m max x 4.494m  
11'8" x 14'9"

Dining  
2.172m x 3.837m max  
7'2" x 12'7"

Kitchen  
2.342m x 2.607m  
7'8" x 8'7"

WC  
0.855m x 1.663m  
2'10" x 5'5"

#### First Floor

Master Bedroom  
2.492m x 3.148m max  
8'2" x 10'4"

En-Suite  
1.929m x 1.648m  
6'4" x 5'5"

Bedroom 2  
2.311m x 3.215m  
7'7" x 10'7"

Bedroom 3  
2.110m x 2.810m max  
6'11" x 9'3"

Bathroom  
2.311m x 1.875m  
7'7" x 6'2"

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# Hawthorne

3 Bed

## Plots

1, 2\*, 7, 8\*, 11, 12\*, 13, 14\*

## Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

## Key Features

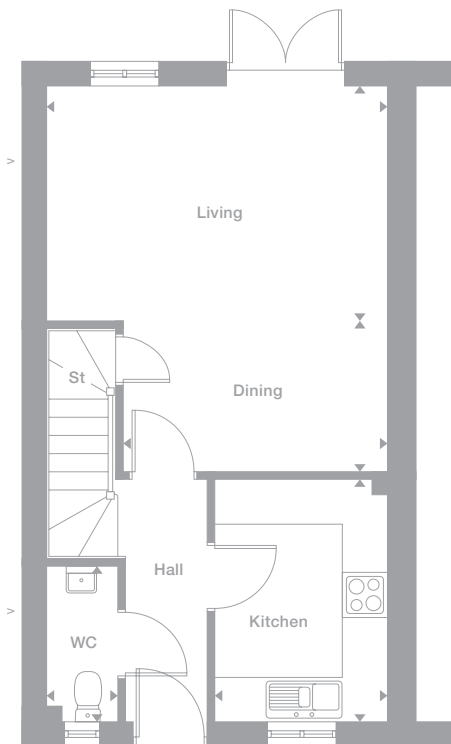
French Doors  
Separate Kitchen  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

## Total Floor Space

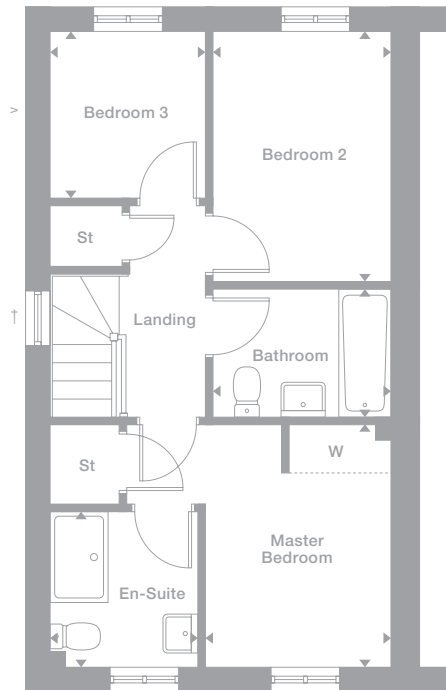
819 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living  
4.514m x 3.118m  
14'10" x 10'3"

Dining  
3.503m x 2.004m  
11'6" x 6'7"

Kitchen  
2.298m x 3.210m  
7'6" x 10'6"

WC  
0.943m x 2.060m  
3'1" x 6'9"

### First Floor

Master Bedroom  
2.461m x 3.212m max  
8'1" x 10'6"

En-Suite  
1.960m x 2.060m  
6'5" x 6'9"

Bedroom 2  
2.365m x 3.322m  
7'9" x 10'11"

Bedroom 3  
2.057m x 2.224m  
6'9" x 7'4"

Bathroom  
2.365m x 1.705m  
7'9" x 5'7"

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↑ End terrace only

> Optional dual aspect window

\* Plots are a mirror image of plans shown above



## 3 Bed

## Tolkien

### Plots

26\*, 27\*, 28, 33\*, 34, 35\*, 36, 50\*, 51

### Key Features

French Doors  
Dormer Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

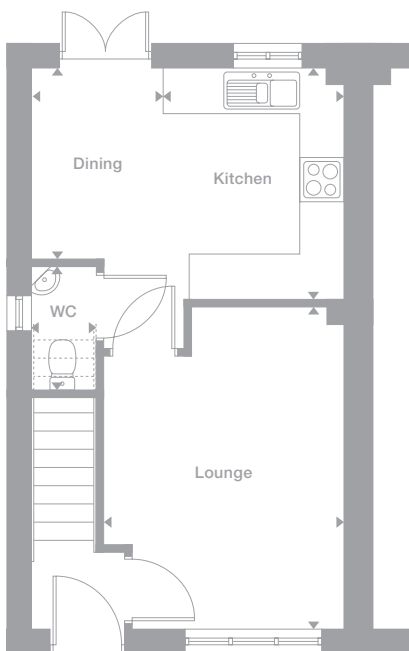
### Total Floor Space

892 sq ft

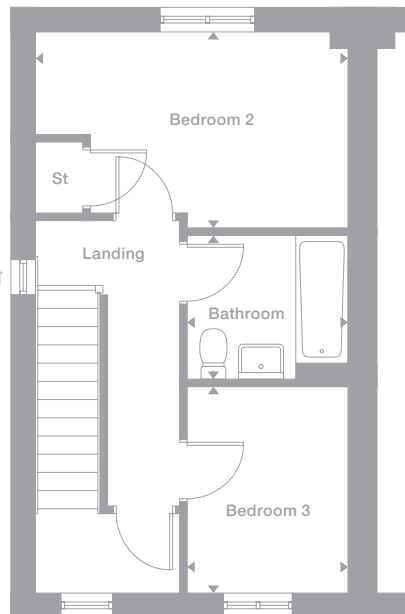
### Overview

The charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat. The contemporary kitchen/dining room plus a separate lounge make this house a special family home.

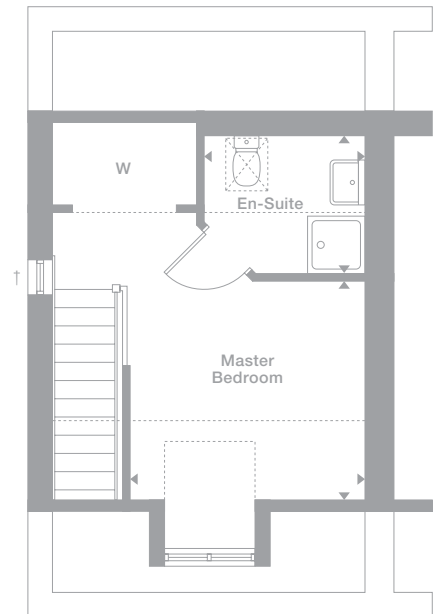
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.192m max x 4.272m max  
10'6" x 14'0"

Dining  
1.738m x 2.536m  
5'8" x 8'4"

Kitchen  
2.402m x 3.065m  
7'11" x 10'1"

WC  
0.855m x 1.630m  
2'10" x 5'4"

#### First Floor

Bedroom 2  
4.140m max x 2.600m max  
13'7" x 8'6"

Bedroom 3  
2.135m x 2.734m  
7'0" x 9'0"

Bathroom  
2.135m x 1.910m  
7'0" x 6'3"

#### Second Floor

Master Bedroom  
3.192m x 2.902m  
1195 HGT. L.  
10'6" x 9'6"

En-Suite  
2.147m max x 1.827m  
1369 HGT. L.  
7'1" x 6'0"

† End terrace only

Plots 50 and 51 are semi-detached. All other plots are mews

\* Plots are a mirror image of plans shown above

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# Orwell

# 3 Bed

## Plots

18\*, 21, 29\*, 32, 37, 40\*, 44\*, 45, 48\*, 49

## Overview

The attractive entrance and bay window mark the Orwell out as a home of real distinction. The sheltered corner entrance is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

## Key Features

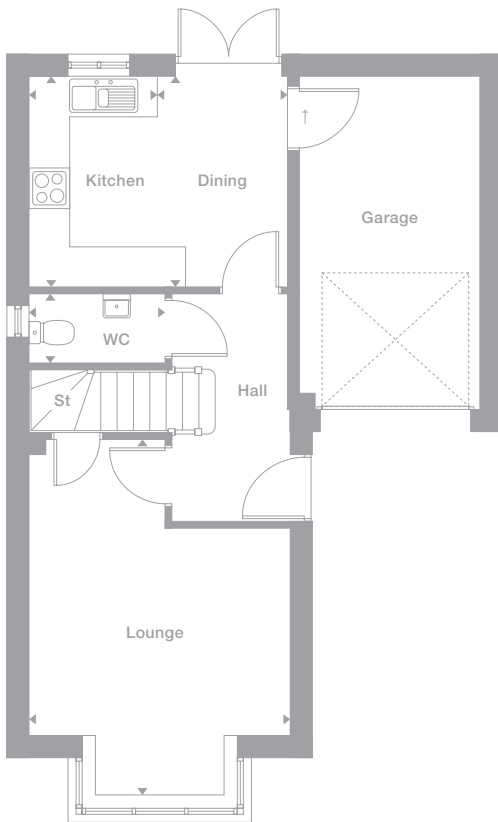
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Garage

## Total Floor Space

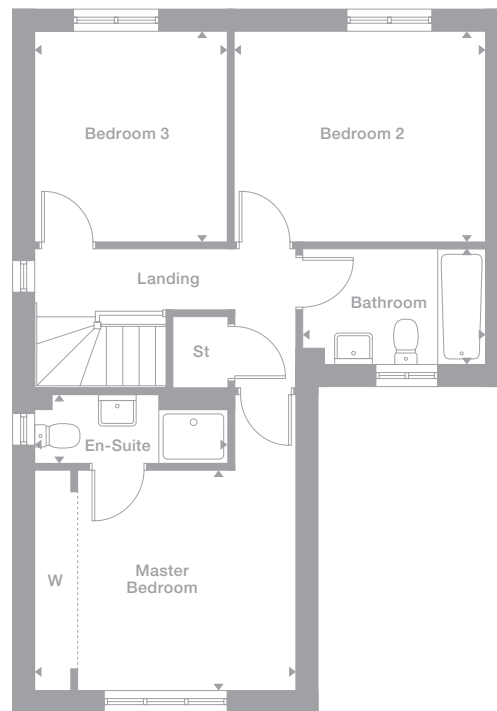
968 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.850m max x 5.257m max  
12'8" x 17'3"

Dining  
1.905m x 3.107m  
6'3" x 10'2"

Kitchen  
1.900m x 3.107m  
6'3" x 10'2"

WC  
2.006m x 1.020m  
6'7" x 3'4"

### First Floor

Master Bedroom  
3.850m max x 3.247m  
12'8" x 10'8"

En-Suite  
2.844m max x 1.017m max  
9'4" x 3'4"

Bedroom 2  
3.694m x 3.107m  
12'1" x 10'2"

Bedroom 3  
2.838m x 3.107m  
9'4" x 10'2"

Bathroom  
2.682m x 1.700m  
8'10" x 5'7"

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\* Plots are a mirror image of plans shown above

† Personnel door to the garage is optional and is allowed only subject to build stage





## 4 Bed

## Blyton

Plots  
43\*

### Key Features

French Doors  
Separate Lounge  
Master Bed Wardrobe  
Downstairs WC  
Utility

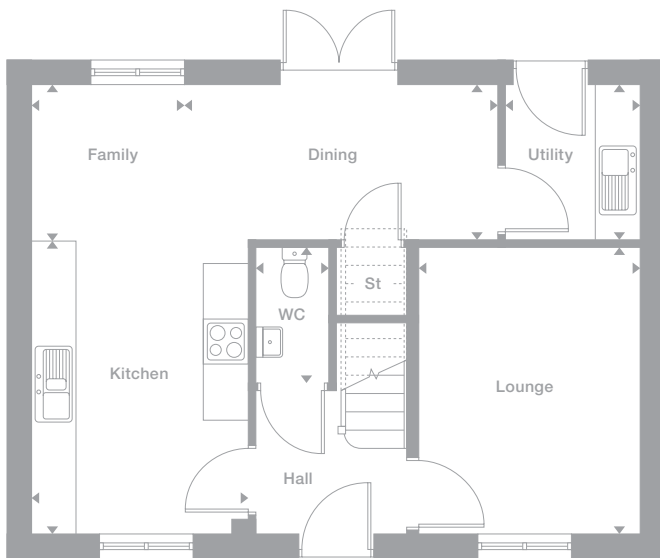
### Total Floor Space

1,034 sq ft

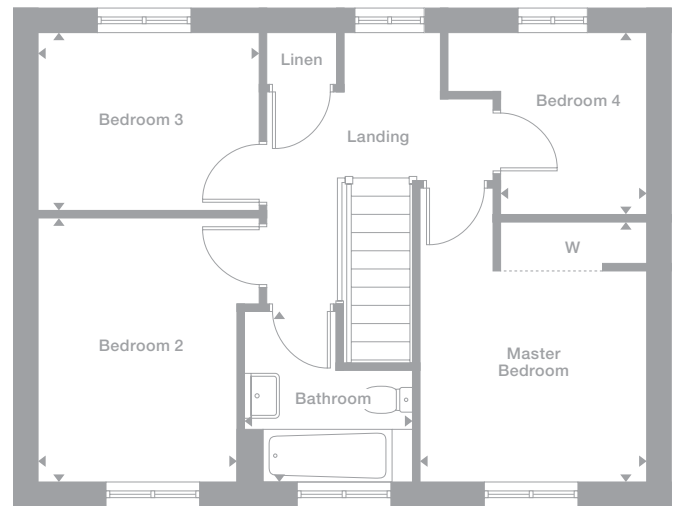
### Overview

The L-shaped family kitchen and dining room of the Blyton provides a wonderfully flexible social space, while the four bedrooms accessed via a bright gallery landing ensure that peace and privacy is always an option.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 2.950m x 3.806m 9'8" x 12'6"	Kitchen 2.870m x 3.899m 9'5" x 12'10"
Dining 4.178m x 2.060m 13'9" x 6'9"	Utility 1.793m x 2.060m 5'11" x 6'9"
Family 2.000m x 2.060m 6'7" x 6'9"	WC 0.989m x 1.800m 3'3" x 5'11"

#### First Floor

Master Bedroom 3.007m x 3.456m 9'10" x 11'4"	Bedroom 4 1.946m x 2.410m 6'5" x 7'11"
Bedroom 2 2.641m x 3.507m 8'8" x 11'6"	Bathroom 2.230m x 2.271m max 7'4" x 7'5"
Bedroom 3 2.941m x 2.359m 9'8" x 7'9"	

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\* Plots are a mirror image of plans shown above

# Blyton DA

# 4 Bed

## Plots

6\*, 41, 42\*

## Overview

The dual aspect windows that fill the kitchen of the Blyton DA with soft natural light are complemented by french doors, adding a stimulating focal point to the dining and family areas.

## Key Features

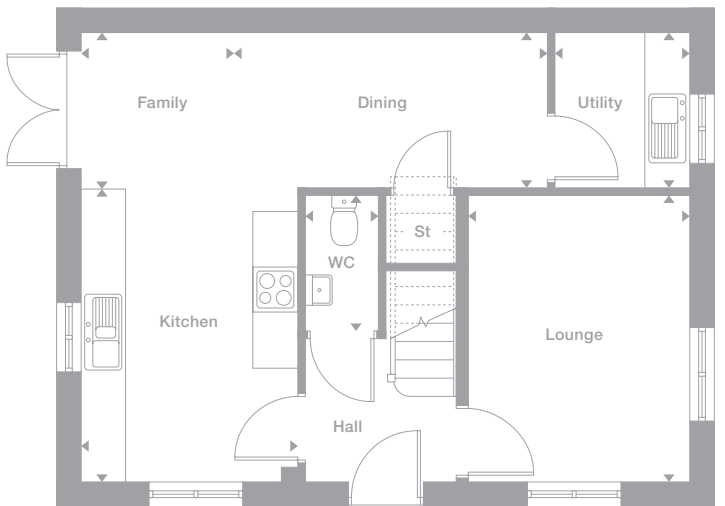
French Doors  
Separate Lounge  
Master Bed Wardrobe  
Downstairs WC  
Utility

## Total Floor Space

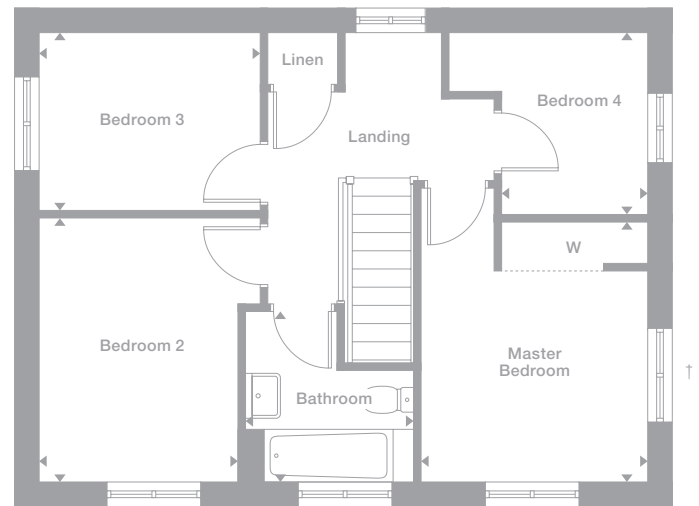
1,034 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 2.950m x 3.806m 9'8" x 12'6"	<b>Kitchen</b> 2.870m x 3.899m 9'5" x 12'10"
<b>Dining</b> 4.178m x 2.060m 13'9" x 6'9"	<b>Utility</b> 1.793m x 2.060m 5'11" x 6'9"
<b>Family</b> 2.000m x 2.060m 6'7" x 6'9"	<b>WC</b> 0.989m x 1.800m 3'3" x 5'11"

### First Floor

<b>Master Bedroom</b> 3.007m x 3.456m 9'10" x 11'4"	<b>Bedroom 4</b> 1.946m x 2.410m 6'5" x 7'11"
<b>Bedroom 2</b> 2.641m x 3.507m 8'8" x 11'6"	<b>Bathroom</b> 2.230m x 2.271m max 7'4" x 7'5"
<b>Bedroom 3</b> 2.941m x 2.359m 9'8" x 7'9"	

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\* Plots are a mirror image of plans shown above

† Window to plots 6 and 41 only

## 4 Bed

## Greene

### Plots

15, 30\*, 31, 38\*, 39, 46, 47

### Key Features

French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Garage  
Utility

### Total Floor Space

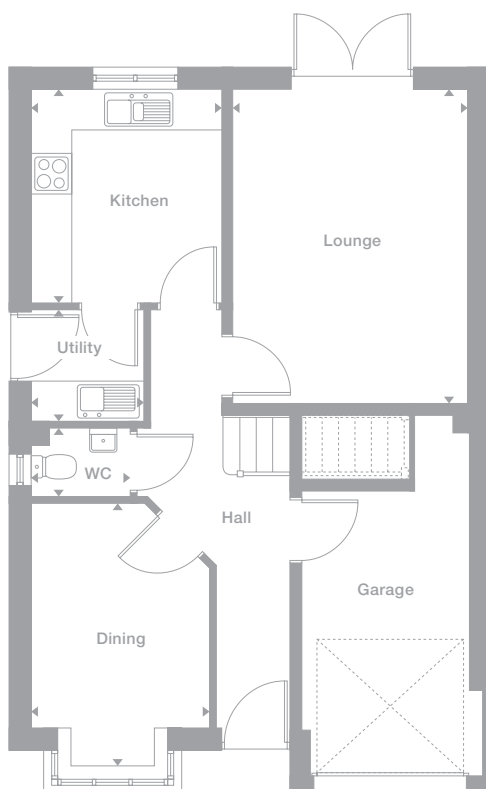
1,072 sq ft

### Overview

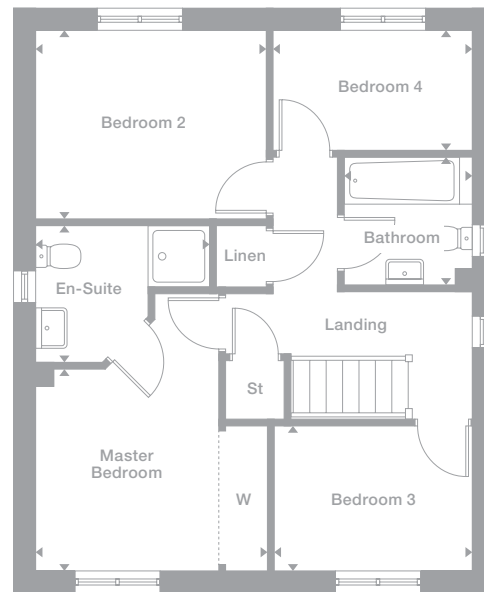
An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.470m x 4.617m 11'5" x 15'2"	Utility 1.657m x 1.652m 5'5" x 5'5"
Dining 2.621m max x 3.908m max 8'7" x 12'10"	WC 1.460m x 1.007m 4'9" x 3'4"
Kitchen 2.800m x 3.147m 9'2" x 10'4"	

#### First Floor

Master Bedroom 3.409m max x 2.972m 11'2" x 9'9"	Bedroom 4 2.937m x 1.778m 9'8" x 5'10"
En-Suite 2.559m max x 2.010m max 8'5" x 6'7"	Bathroom 1.888m x 1.881m 6'2" x 6'2"
Bedroom 2 3.390m x 2.782m 11'1" x 9'2"	
Bedroom 3 2.918m x 2.135m 9'7" x 7'0"	

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# Specification

	Burroughs	Stretton	Hawthorne	Tolkien	Orwell	Blyton	Greene
<b>Kitchens</b>							
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓
Chunky cladding to base units and panel framing to wall units	✓	✓	✓	✓	✓	✓	✓
Pan drawer type base units and upward bi-fold opening wall units	-	-	-	-	-	-	-
Bullnosed edged worktop with upstand to wall	-	-	-	-	-	-	-
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	-	-	-	-	-	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓
Electric ceramic hob	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○
Stainless steel integrated microwave oven (where layout permits)	-	-	-	-	-	-	-
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer ('A+' energy rating)	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine ('A++' energy rating)	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher ('A+' energy rating)	○	○	○	○	○	○	○
Delta downlighters to underside of wall units	-	-	-	-	-	-	-
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○

## Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC only	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower with anti-limescale system	✓	✓	✓	✓	✓	-	-
Bar style chrome shower mixer valve	-	-	-	-	-	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○
Drum type low energy light to ceiling	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○



When you reserve your home our Choices Adviser will contact you to make an appointment for you to visit our Choices Centre. Then you can start to make the choices that will turn our house into your dream home. From the type of kitchen units you'd like, to the surfaces you prepare dinner on, from what kind of fridge to how cool you want your lighting to be, the choice is yours.

	Burroughs	Stretton	Hawthorne	Tolkien	Orwell	Blyton	Greene
<b>Electrical</b>							
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (plot specific)	-	-	-	-	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○
<b>Heating</b>							
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○
<b>Exterior</b>							
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu bi-fold doors to patio (where layout permits)	-	-	-	-	-	-	-
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○
<b>Decorative</b>							
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓
Groove pattern internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white/white emulsion	✓	✓	✓	✓	✓	✓	✓
Woodwork painted white	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○
<b>Landscaping</b>							
Turf to front garden	✓	✓	✓	✓	✓	✓	✓
1.8m high closeboarded fence panel adjacent to property. 0.9m post and rail timber fence to remainder of plot division	✓	✓	✓	✓	✓	✓	✓
1.8m high closeboarded fence to plot division	○	○	○	○	○	○	○

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

✓ Standard  
○ Optional Extra  
- Not Available

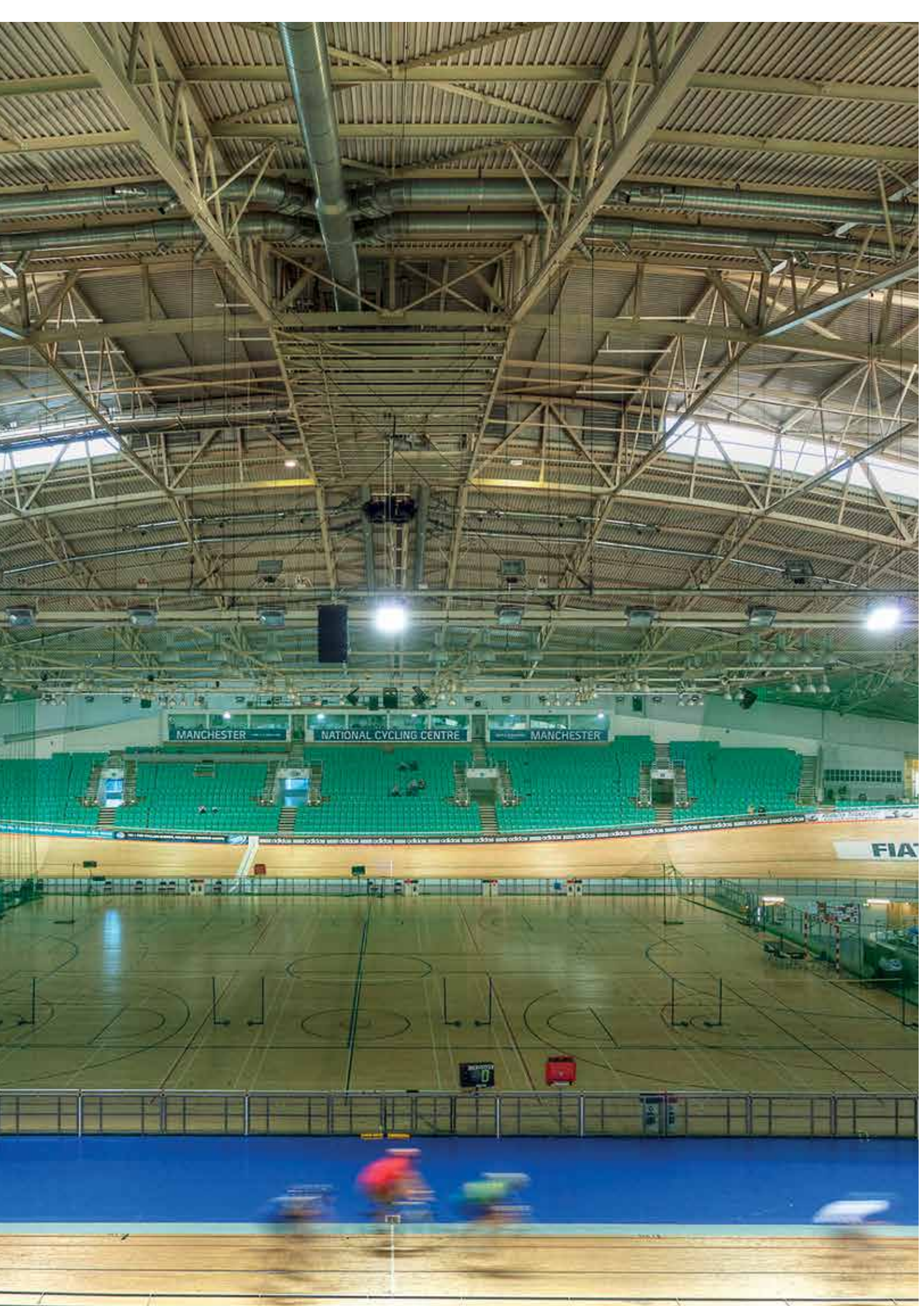
### Leisure & Recreation

There are several excellent parks and recreational spaces close to Spinners Brook, from the local Lord Lane Field and the Lower Memorial Park, to the riverside walks, adventure playgrounds and angling facilities of Daisy Nook Country Park, around a mile away. The development is near Rochdale Canal offering opportunities to walk or cycle between Manchester and Sowerby Bridge, and Kinder Scout National Nature Reserve is also in easy reach. Failsworth School incorporates a public sports centre with a state of the art gym, swimming pool and fitness studio, and the local golf club, Brookdale, is an 18 hole course with excellent facilities.

### Education & Health

The choice of primary schools within walking distance of Spinners Brook includes St John's C of E Primary and St Mary's RC Primary, both rated as 'good' by Ofsted. The development is close to Failsworth School, a Specialist Sports College. There is a nearby dental surgery in Oldham Road, and a wide choice of GP practices within a few minutes walk, including the Failsworth Group Practice which is located in the local shopping precinct.







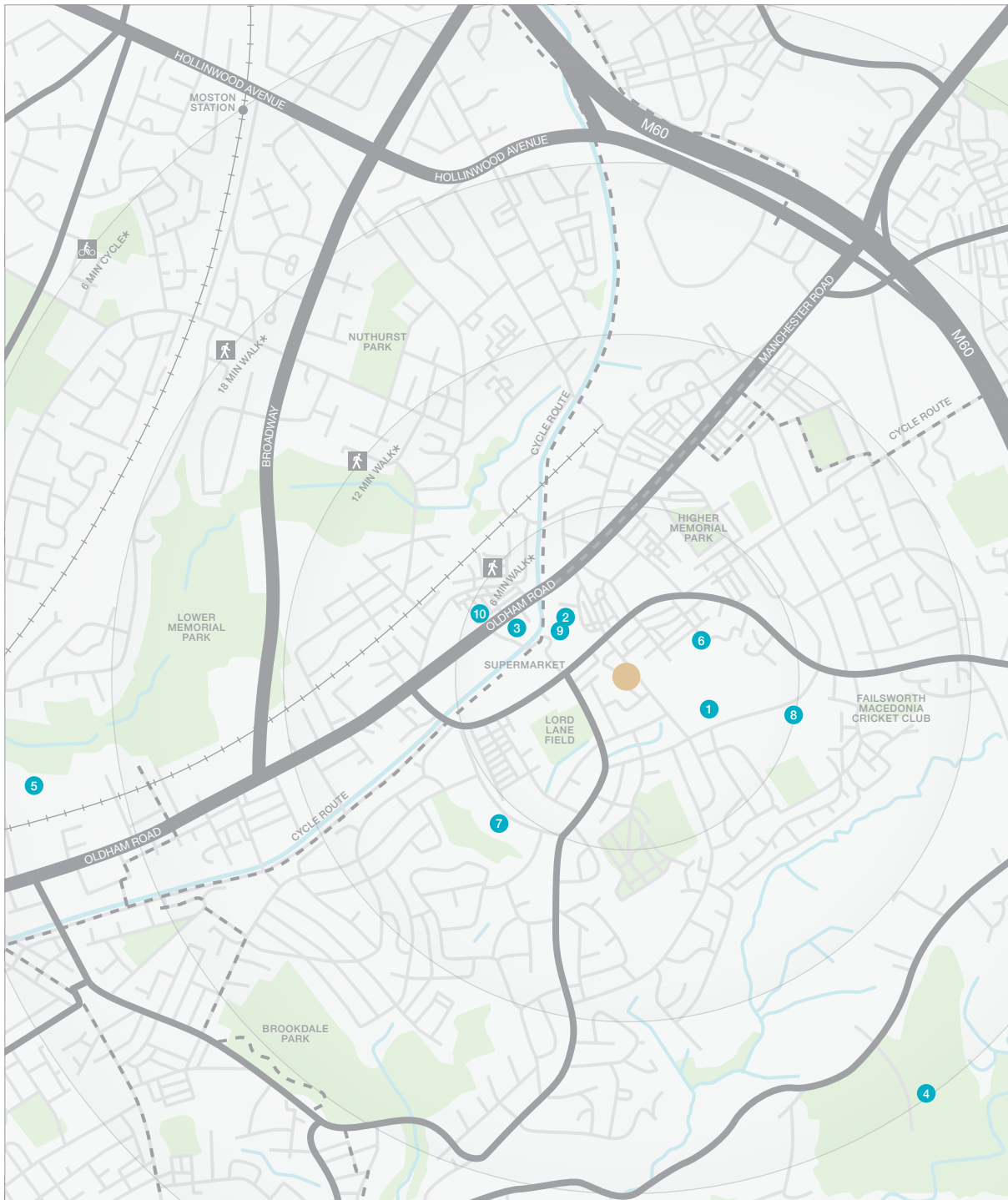




BBC

## Living in Failsworth

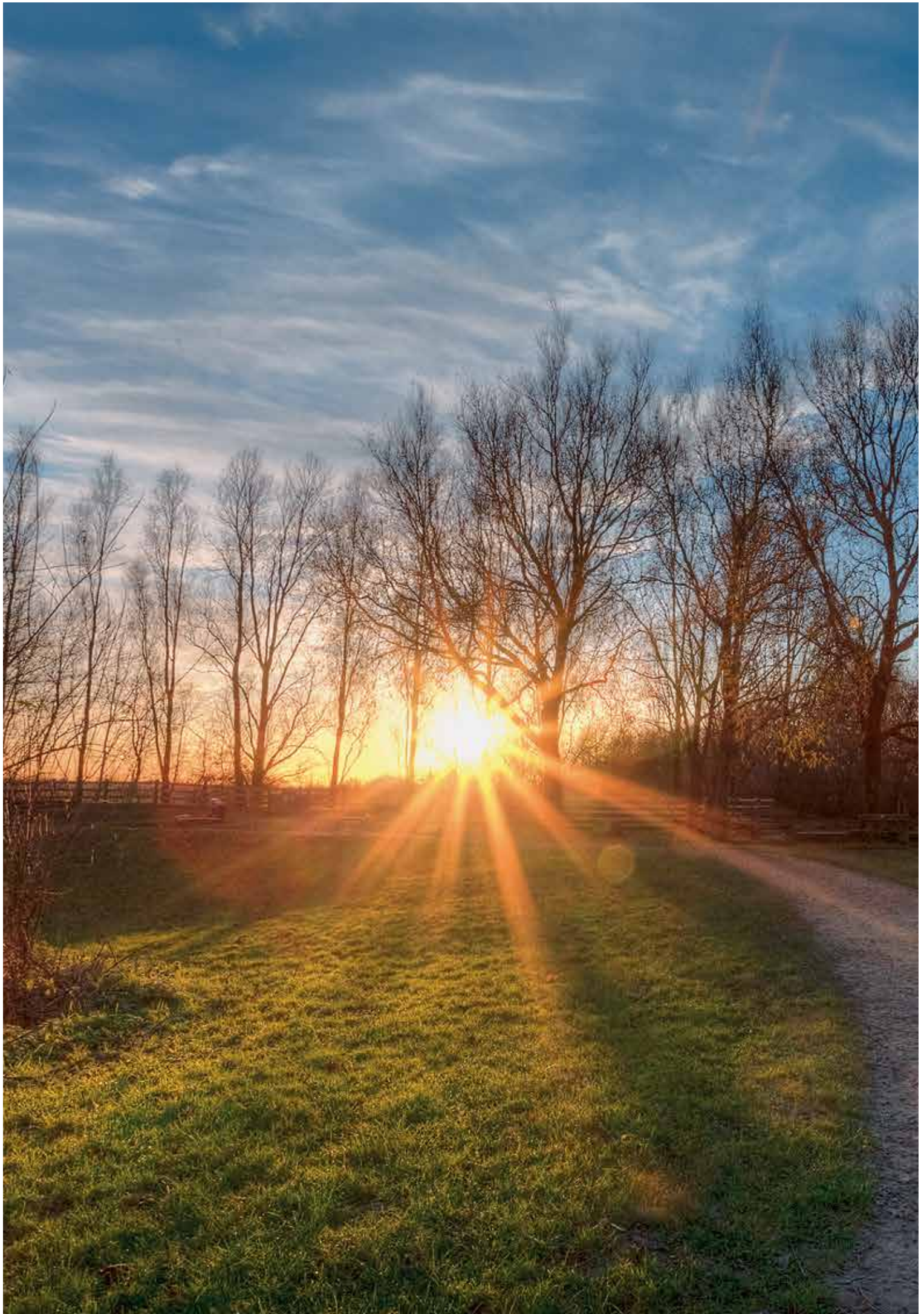
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Spinners Brook.



- 1 Failsworth Sports Centre  
Brierley Avenue  
0161 207 7000
- 2 Focus Pharmacy  
Ashton Road West  
0161 682 6035
- 3 Failsworth Post Office  
Failsworth Precinct  
0161 684 8898
- 4 Brookdale Golf Club  
Medlock Road  
0161 681 4534
- 5 Reliance Street  
Recycling Centre,  
Reliance Street  
0161 688 0370
- 6 St John's C of E  
Junior School,  
James Street  
0161 681 5713
- 7 St Mary's RC Primary School  
Clive Road  
0161 681 6663
- 8 Failsworth School  
Brierley Avenue  
0161 688 3900
- 9 The Failsworth Group Practice  
The Keppel Building,  
Ashton Road West  
0161 682 6297
- 10 Showman Dental Clinic  
353 Oldham Road  
0161 682 4751

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
 0.5km = 5 to 7 mins walk  
 1.0km = 10 to 14 mins walk  
 1.5km = 15 to 21 mins walk  
 2.0km = 5 to 8 mins cycle

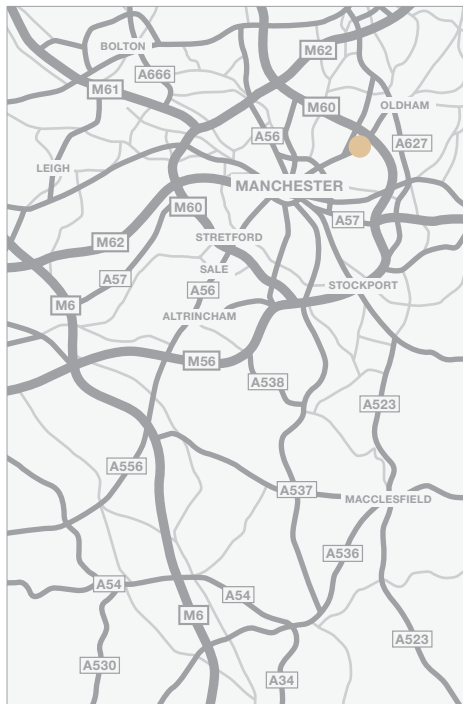


## How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0808 278 2583



### From Central Manchester

Leave the city centre by the A62, following signs for Failsworth. Carry straight on past the junction with the A663, signposted for Leeds, and a little over quarter of a mile further on, immediately after a pedestrian crossing, turn right into Ashton Road West. Follow the road as it curves round to the left, passing the Millgate Inn on the right and going straight on at the mini-roundabout, and just after passing the pedestrian crossing by the entrance to the large Tesco supermarket turn right into Partington Street. Spinners Brook is on the left, around 200 yards on.

### From the M60

Leave the M60 at junction 22 following signs for the A62 and Manchester City Centre. Three-quarters of a mile after leaving the motorway, just after passing the Church Inn on the right, turn left between the Royal Oak and the clock tower. Carry on to the crossroads and turn right, then take the next left turn into Partington Street. Spinners Brook is on the left, around 200 yards on.

Sat Nav: M35 9RD

### Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



*the place to be*<sup>®</sup>

### a better place<sup>\*</sup>

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

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

## Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

**millerhomes**

*the place to be®*

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