

East Hollinsfield

MIDDLETON, GREATER MANCHESTER

East Hollinsfield is a superb collection of three and four bedroom homes situated in the town of Middleton, within the borough of Rochdale.

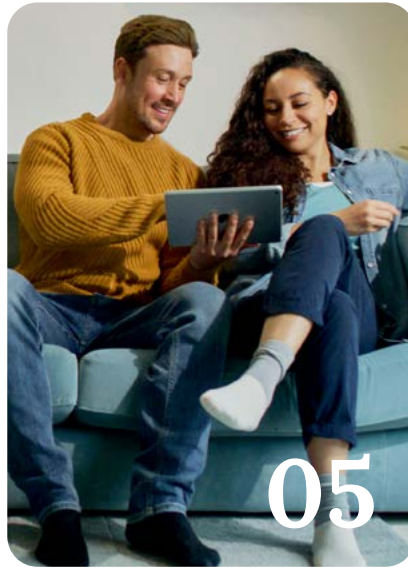
Taylor
Wimpey

Contents

**Welcome to
East Hollinsfield**



**Personalise
your home**



**Included
as standard**



Our homes



Ways to buy



**Take your
next step**



East Hollinsfield

Set in the town of Middleton, East Hollinsfield is perfectly located to commute easily into Rochdale and Manchester for shopping and entertainment. With a new selection of 90, 3 & 4 bedroom homes, there's something for everyone to choose from and young families will be delighted with the selection of schools on offer close by.



[→ View the site plan](#)

Right on your doorstep

Everything you need for daily life is close to hand in the bustling town of Middleton. You'll find a range of shops, cafes and pubs, as well as restaurants and a selection of supermarkets.

For those who like the great outdoors, there are several parks and playgrounds to choose from, plus a number of golf clubs in the area. Manchester city centre is within easy reach by road and rail and young families will also be delighted with the selection of schools on offer.



Heaton Park



Manchester city centre



Middleton

[→ View the site plan](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Our homes

4 bedroom homes



[→ View the site plan](#)



The Lydford

4 BEDROOM HOME, TOTAL 1,083 SQ. F T.



GROUND FLOOR

Lounge

4.49m x 3.27m 14' 9" x 10' 9"

Kitchen/Dining

5.36m x 3.38m 17' 7" x 11' 1"

*Bay windows are plot specific



FIRST FLOOR

Bedroom 1

3.79m x 3.17m 12' 5" x 10' 5"

Bedroom 2

3.35m x 3.17m 11' 0" x 10' 5"

Bedroom 3 max.

3.30m x 2.10m 10' 10" x 6' 11"

Bedroom 4

2.23m x 2.10m 7' 4" x 6' 11"



[Discover more about this home](#)



[View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 74535/January 2025.



The Kentdale

4 BEDROOM HOME, TOTAL 1,205 SQ. FT.



GROUND FLOOR

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen

3.58m × 2.86m 11' 9" × 9' 5"

Dining

3.16m × 2.77m 10' 4" × 9' 1"



FIRST FLOOR

Bedroom 1 max.

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 max.

3.09m × 2.53m 10' 2" × 8' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 74535/January 2025.



The Downham

4 BEDROOM HOME, TOTAL 1,226 SQ. F T.



GROUND FLOOR

Lounge max.

5.27m × 3.18m 17' 4" × 10' 5"

Kitchen/Dining

7.94m × 2.98m 26' 1" × 9' 10"



FIRST FLOOR

Bedroom 1

4.30m × 3.03m 14' 1" × 10' 0"

Bedroom 2 max.

3.51m × 3.28m 11' 6" × 10' 9"

Bedroom 3

3.55m × 3.03m 11' 8" × 10' 0"

Bedroom 4

2.62m × 2.53m 8' 7" × 8' 4"



[Discover more about this home](#)



[View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 74535/January 2025.



The Evesham

4 BEDROOM HOME, TOTAL 1,241 SQ. F T.



GROUND FLOOR

Kitchen

2.47m x 2.88m 8' 1" x 9' 5"

Dining Area

2.92m x 2.88m 9' 7" x 9' 5"

Lounge

3.84m x 4.53m 12' 7" x 14' 11"



FIRST FLOOR

Bedroom 1

3.84m x 4.53m 12' 7" x 14' 10"

Bedroom 2

3.25m x 3.32m 10' 8" x 10' 11"

Bedroom 3

3.16m x 2.88m 10' 5" x 9' 6"

Bedroom 4 max.

2.77m x 3.23m 9' 1" x 10' 7"

[→ View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 74535/January 2025.



The Teasdale

4 BEDROOM HOME, TOTAL 1,272 SQ. F T.



GROUND FLOOR

Lounge

4.77m x 3.61m 15' 8" x 11' 10"

Study

2.94m x 2.70m 9' 8" x 8' 10"

Kitchen/Dining max.

5.81m x 3.07m 19' 1" x 10' 1"



FIRST FLOOR

Bedroom 1

3.67m x 3.57m 12' 1" x 11' 9"

Bedroom 2 max.

4.06m x 2.73m 13' 4" x 8' 11"

Bedroom 3

2.83m x 2.71m 9' 4" x 8' 11"

Bedroom 4

2.63m x 1.90m 8' 8" x 6' 3"

[→ View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 74535/January 2025.



The Haddenham

4 BEDROOM HOME, TOTAL 1,441 SQ. F T.



GROUND FLOOR

Lounge max.

5.47m x 3.44m 17' 11" x 11' 3"

Kitchen/Dining

6.34m x 3.90m 20' 10" x 12' 10"



FIRST FLOOR

Bedroom 1 max.

4.65m x 3.50m 15' 3" x 11' 6"

Bedroom 2 max.

3.83m x 3.54m 12' 7" x 11' 7"

Bedroom 3

3.28m x 3.23m 10' 9" x 10' 7"

Bedroom 4

3.23m x 2.79m 10' 7" x 9' 2"

[→ Discover more about this home](#)

[→ View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 74535/January 2025.

Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **0161 768 8821**.



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



EAST HOLLINSFIELD Hollin Lane, Middleton, Greater Manchester, M24 6DH

CONTACT US ON 0161 768 8821

Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details.