

## Mill Gardens

Heywood

A collection of 2 & 3 bedroom mews, semi-detached and detached homes in Heywood



Linden Homes are pleased to present this exciting collection of 2 & 3 bedroom mews, semi-detached and detached homes at Mill Gardens, Heywood. Situated on Mary Street, and just minutes from the town centre, these new homes are ideal for first time buyers and growing families.

Heywood is a thriving market town with a good number of amenities, including shops, a library and local medical centre. It has great transport links to other surrounding towns by public transport or car. Those with children will find a good range of education facilities close to home, with a choice of pre-schools, primary and secondary schools.

With the stunning Jumbles and Hollingworth Country Parks close by, and Heaton Park only 7 miles away, Mill Gardens is well situated for people who love the great outdoors. And with the additional benefit of Manchester City Centre being around 10 miles away, Mill Gardens is a great place to call home. Each home at Mill Gardens has been thoughtfully and carefully designed.

### Mill Gardens

Heywood, Rochdale OL10 1EG

A collection of 2 & 3 bedroom mews, semi-detached and detached homes

  
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All journey times and distances are approximate.

# Mill Gardens

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## Development layout



- The Avon  
3 bedroom home
  - The Bailey  
3 bedroom home
  - The Calder  
3 bedroom home
  - The Carey  
3 bedroom home
  - 3 bedroom home
  - 3 bedroom home
  - The Aire  
2 bedroom home
  - 2 bedroom home
  - 2 bedroom home
  - 2 bedroom home
- \* Affordable Housing  
SS Sub Station  
Shed

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*Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. XLHNW230/January2018.*



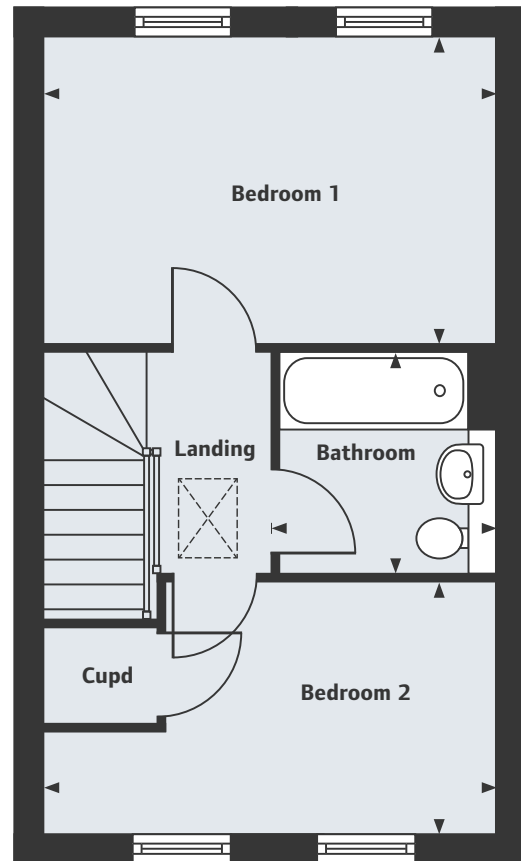
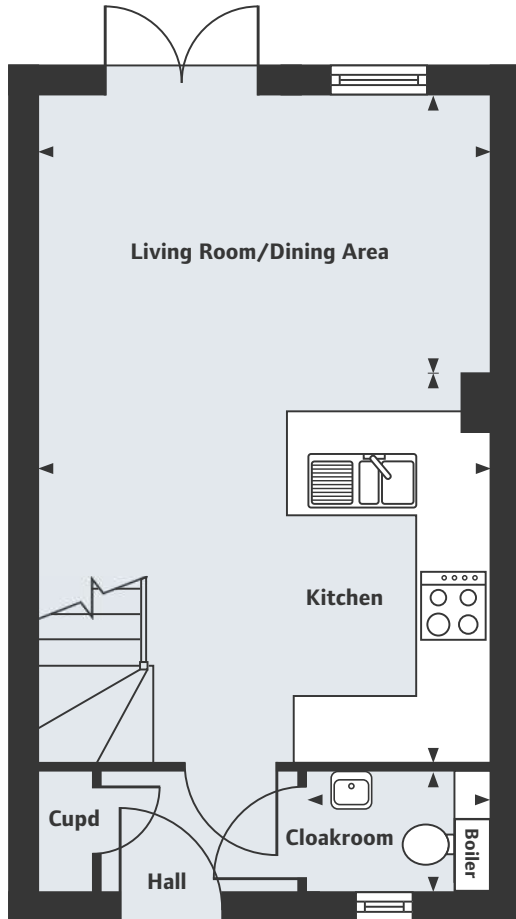
# Mill Gardens

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## The Aire

2 bedroom home

Total Area 58.8 Sq m 633 Sq ft



### Ground Floor

Living Room/Dining Area	4.04m x 2.83m	13'3" x 9'3"
Kitchen	3.20m x 3.12m	10'6" x 10'3"
Cloakroom	1.30m x 1.03m	4'3" x 3'5"

### First Floor

Bedroom 1	4.04m x 2.69m	13'3" x 8'10"
Bedroom 2	4.04m x 2.31m	13'3" x 7'7"
Bathroom	1.98m x 1.92m	6'6" x 6'4"

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**01706 541 010**

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. XLHWN230/January 2018.

  
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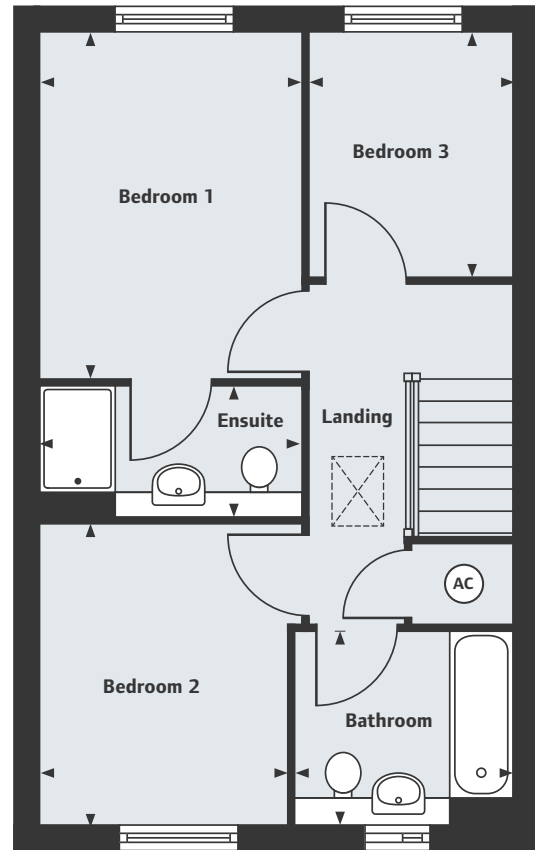
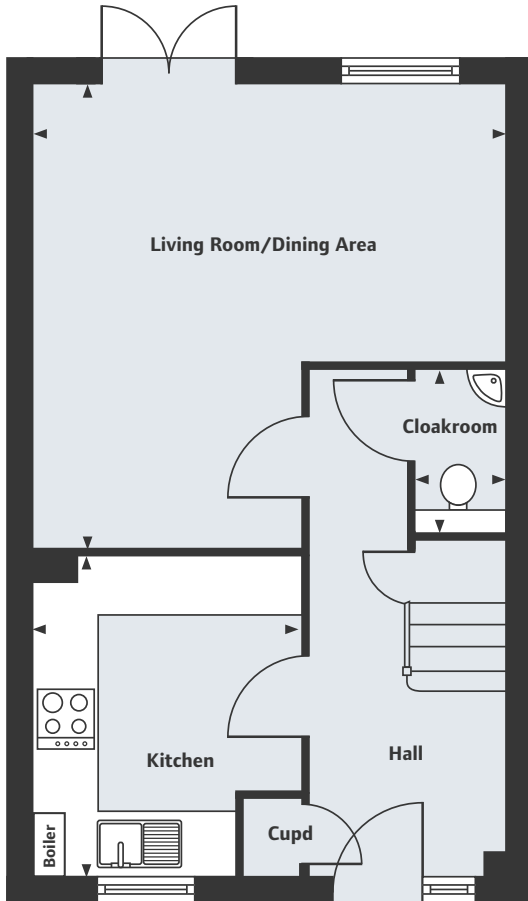
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## The Avon

3 bedroom home

Total Area 77.8 Sq m 838 Sq ft



### Ground Floor

Living Room/Dining Area	4.83m x 4.72m	15'10" x 15'6"
Kitchen	3.26m x 2.76m	10'8" x 9'1"
Cloakroom	1.48m x 0.85m	4'10" x 2'9"

### First Floor

Bedroom 1	3.47m x 2.73m	11'5" x 8'11"
Ensuite	2.15m x 1.92m	7'1" x 6'4"
Bedroom 2	2.99m x 2.58m	9'10" x 8'6"
Bedroom 3	2.45m x 2.00m	8'0" x 6'7"
Bathroom	2.15m x 1.42m	7'1" x 4'8"

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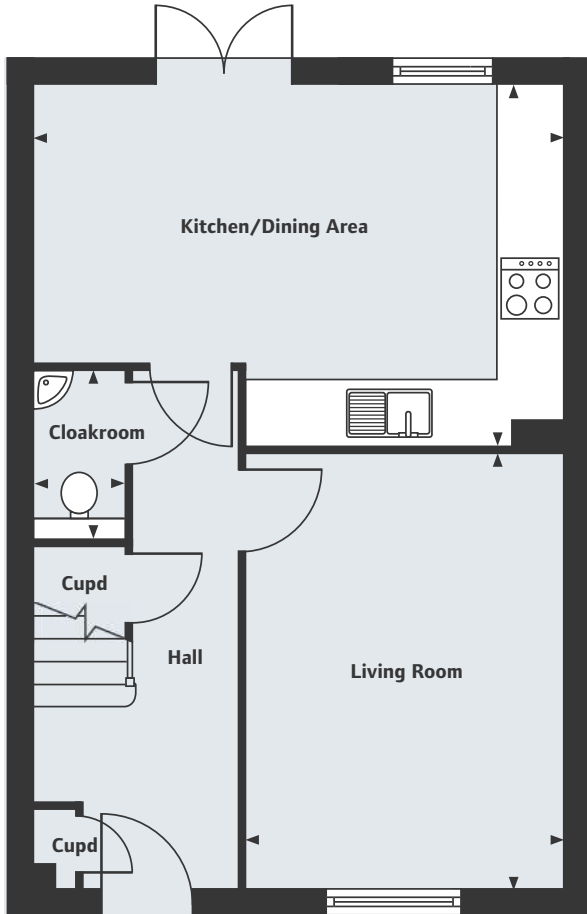
# Mill Gardens

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## The Bailey

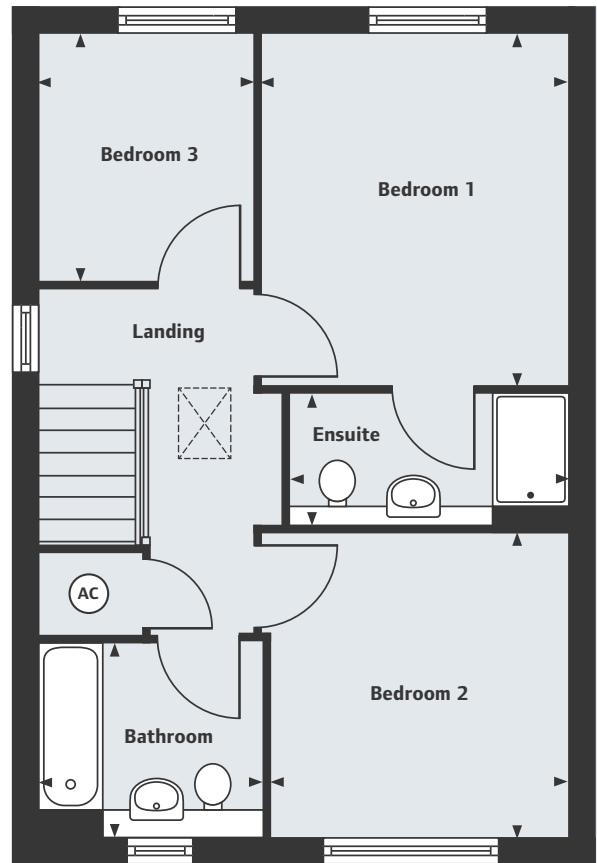
3 bedroom home

Total Area 85.1 Sq m 916 Sq ft



### Ground Floor

Living Room	4.33m x 3.18m	14'2" x 10'5"
Kitchen/Dining Area	5.28m x 3.59m	17'4" x 11'9"
Cloakroom	1.46m x 0.85m	4'9" x 2'9"



### First Floor

Bedroom 1	3.45m x 3.13m	11'4" x 10'3"
Ensuite	2.83m x 1.42m	9'3" x 4'8"
Bedroom 2	3.03m x 3.00m	9'11" x 9'10"
Bedroom 3	2.45m x 2.05m	8'0" x 6'9"
Bathroom	2.15m x 1.92m	7'1" x 6'4"

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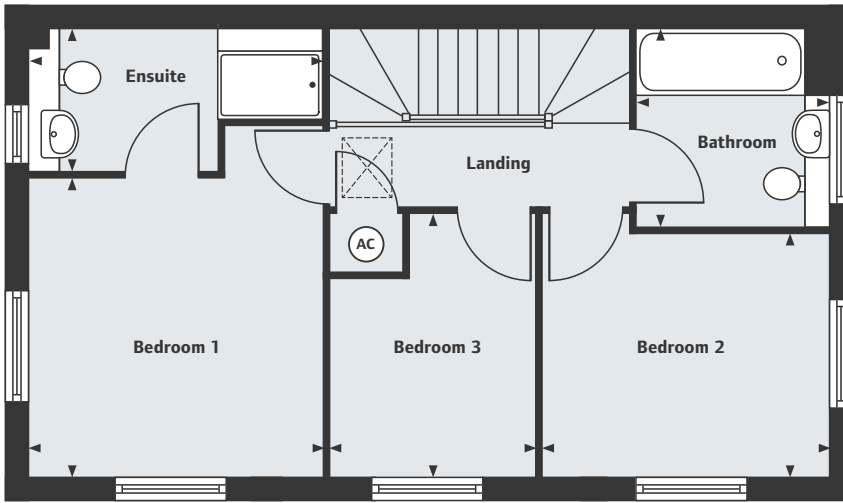
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## The Calder

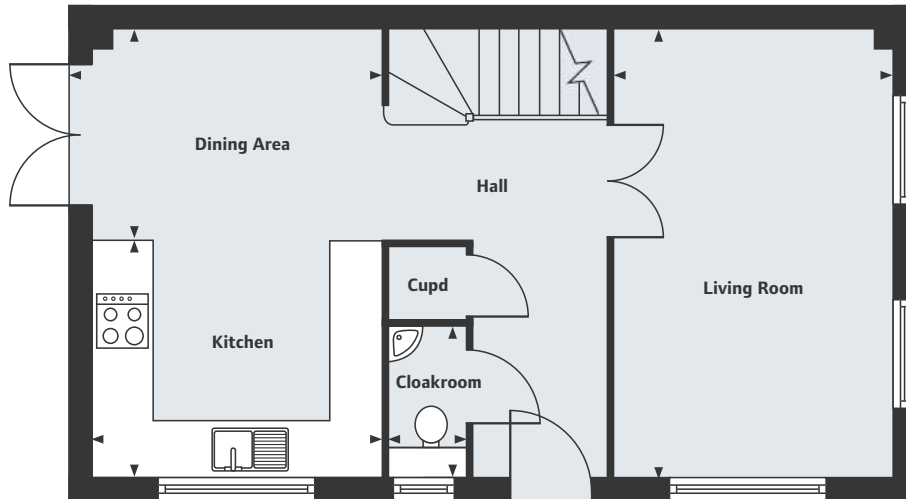
3 bedroom home

Total Area 88.2 Sq m 949 Sq ft



### First Floor

Bedroom 1	3.31m x 3.29m	10'10" x 10'9"
Ensuite	3.31m x 1.52m	10'10" x 5'0"
Bedroom 2	3.27m x 2.66m	10'9" x 8'9"
Bedroom 3	2.89m x 2.18m	9'6" x 7'2"
Bathroom	2.21m x 2.15m	7'3" x 7'1"



### Ground Floor

Living Room	4.92m x 3.07m	16'2" x 10'1"
Kitchen	3.30m x 2.67m	10'10" x 8'9"
Dining Area	3.30m x 2.25m	10'10" x 7'5"
Cloakroom	1.36m x 0.85m	4'6" x 2'9"

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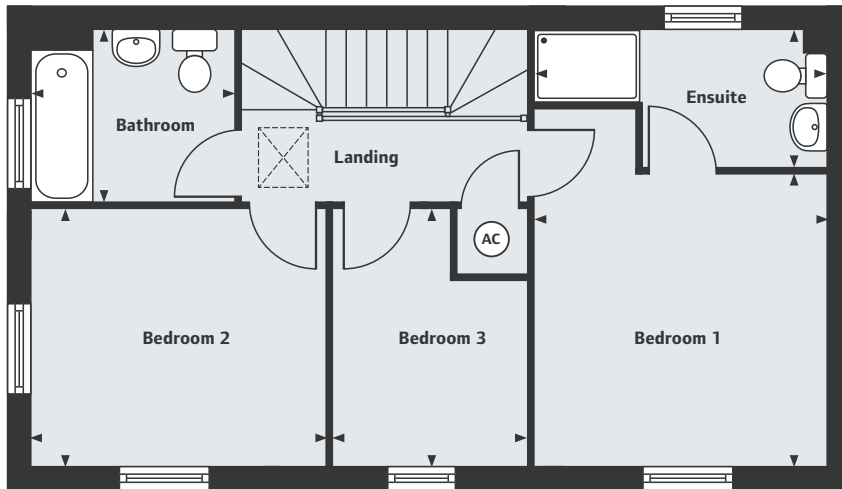
# Mill Gardens

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## The Carey

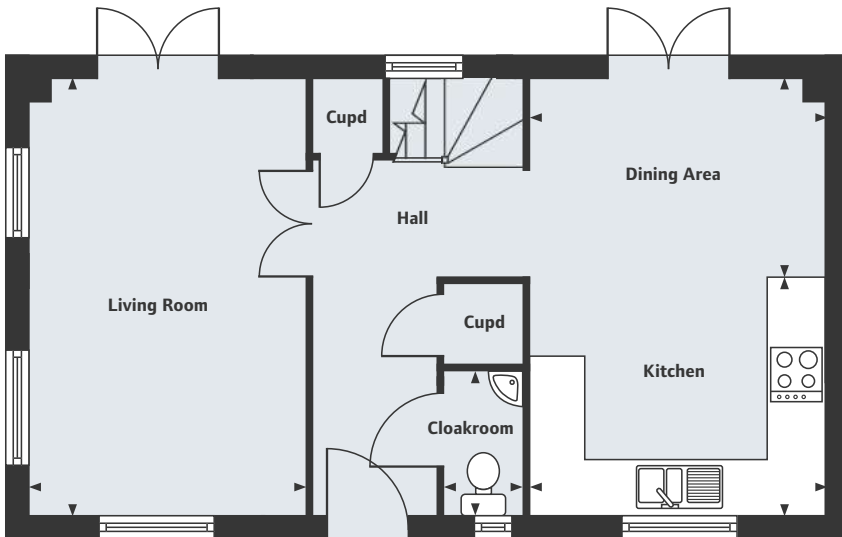
3 bedroom home

Total Area 88.4 Sq m 951 Sq ft



### First Floor

Bedroom 1	3.31m x 3.29m	10'10" x 10'9"
Ensuite	3.31m x 1.52m	10'10" x 5'0"
Bedroom 2	3.34m x 2.89m	10'11" x 9'6"
Bedroom 3	2.18m x 2.07m	7'1" x 6'9"
Bathroom	2.28m x 1.92m	7'6" x 6'4"



### Ground Floor

Living Room	4.92m x 3.14m	16'2" x 10'4"
Kitchen	3.30m x 2.68m	10'10" x 8'10"
Dining Area	3.30m x 2.24m	10'10" x 7'4"
Cloakroom	1.37m x 0.85m	4'6" x 2'9"

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