

PREVIOUS SEDDON DEVELOPMENTS



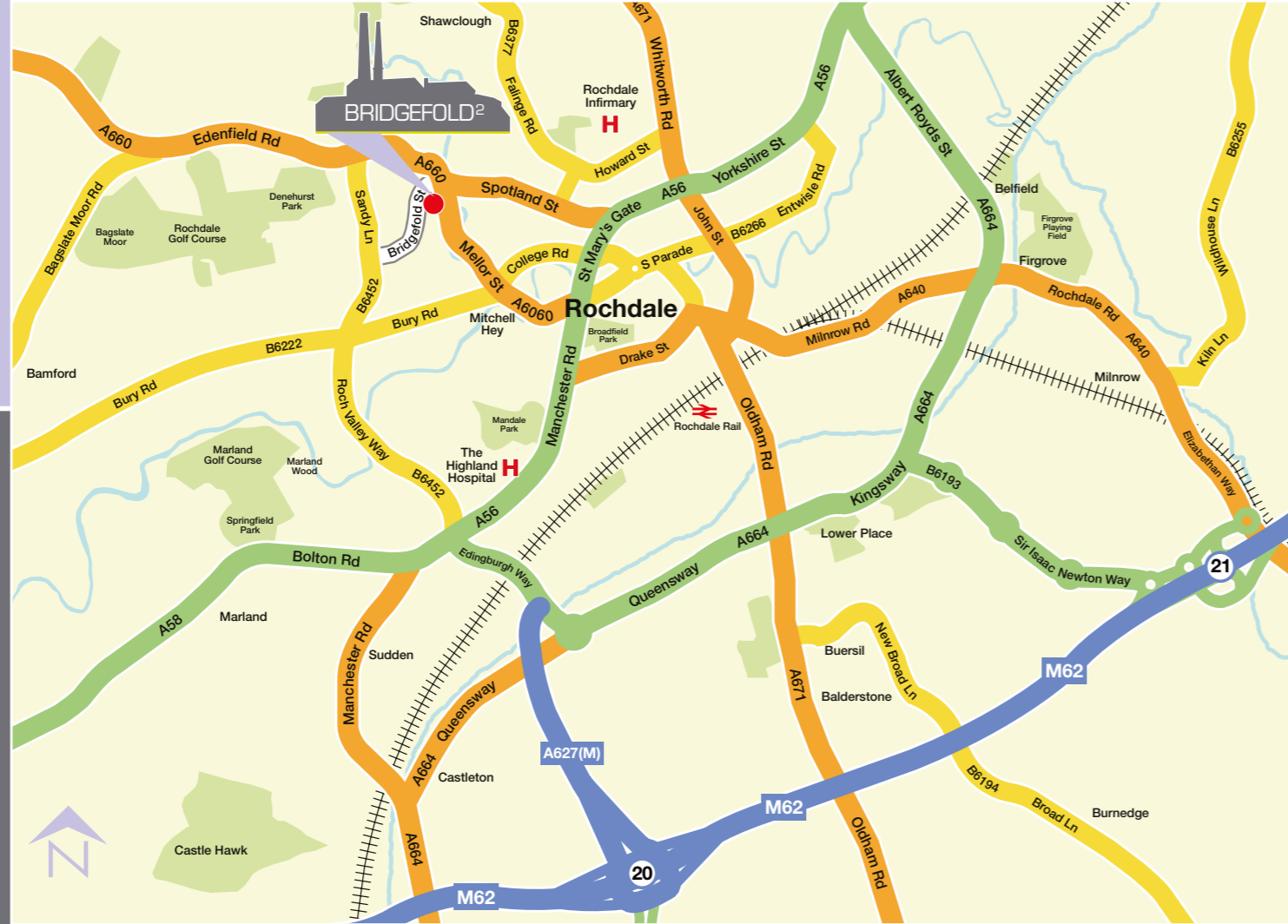
Knights Grove, Swinton



The Hop Yard, Sandbach

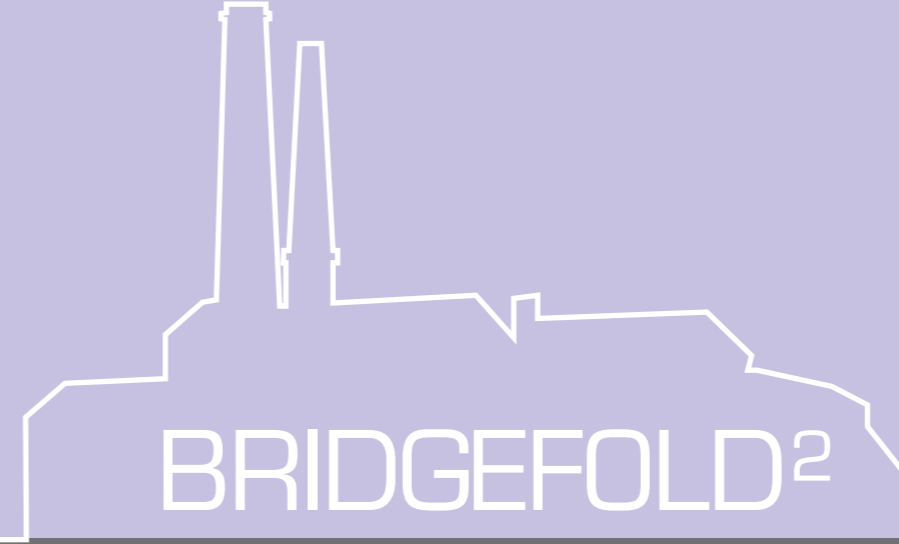


The Green, Congleton



MARKETING SUITE AND SHOW HOME OPEN
Thursday to Monday 10am-5pm

0845 456 9603
bridgefold@seddonhomes.co.uk



Bridgefold Road, Rochdale OL11 5BT

Designed and produced by Stratford Marketing of Litchfield 01543 263942









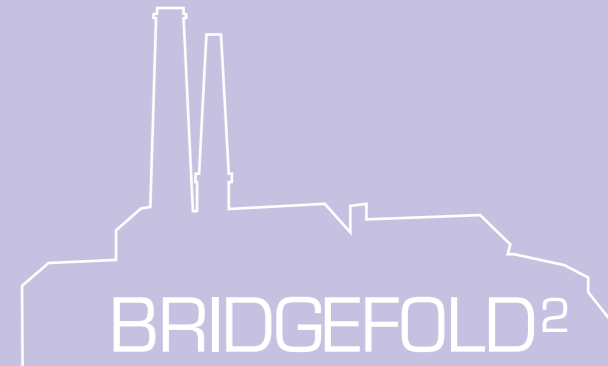
A COLLECTION OF 2, 3 & 4 BEDROOM HOMES

WELCOME TO BRIDGEFOLD²

A development of traditional 2, 3 & 4 bedroom new homes designed and constructed with you in mind from one of the North West's most respected house builders. The homes are stylish, light and spacious with a generous specification. Rochdale town centre is easily accessible. With a wide range of buying options and assistance packages on offer your new home could be just around the corner!



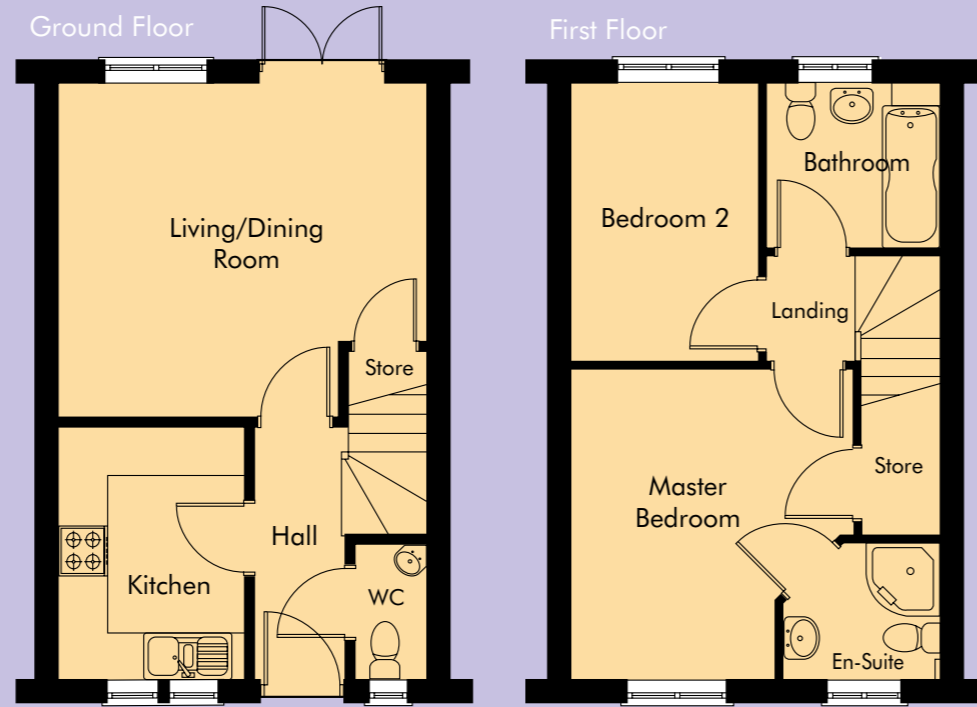
-  **THE ASHWORTH**
Two bedroom home with en-suite to master bedroom
-  **THE BOWLAND**
Three bedroom home with en-suite to master bedroom
-  **THE EDENFIELD**
Three bedroom home with en-suite to master bedroom
-  **THE FIRGROVE**
Three bedroom, three storey home with integral garage
-  **THE KENSINGTON**
Four bedroom, three storey home with garage
-  **THE SHELLEY**
Three bedroom mews home with parking



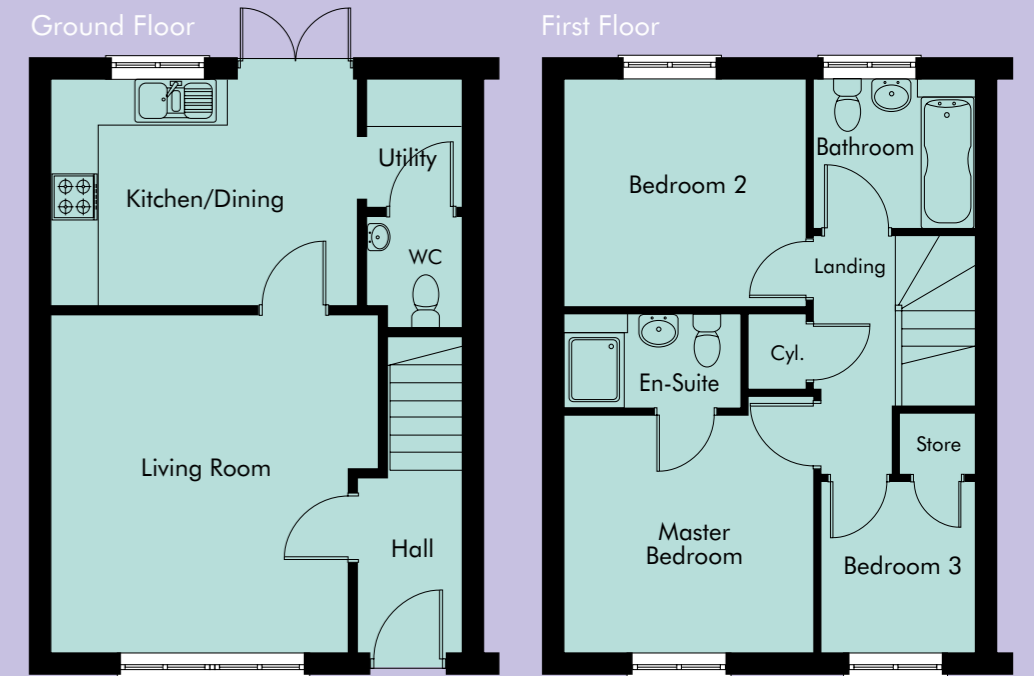
Rochdale Town Centre

Photographs of a similar Show Home taken at another Seddon development

Artist's impression drawn from developer's plans and landscaping layouts. This is a two dimensional drawing and will not show land contours and gradients. For full details please refer to our Sales Advisor.



Living/Dining Room	4610mm x 4130mm
Kitchen	3143mm x 2265mm
WC	1853mm x 975mm
Master Bedroom	3837mm x 3480mm
En-Suite	2029mm x 1755mm
Bedroom 2	3461mm x 2361mm
Bathroom	2174mm x 2055mm



Living Room	4545mm x 4423mm
Kitchen/Dining	4158mm x 3065mm
Utility	1710mm x 1290mm
WC	1565mm x 1290mm
Master Bedroom	3190mm x 3387mm
En-Suite	2391mm x 1280mm
Bedroom 2	3284mm x 3090mm
Bedroom 3	2285mm x 2085mm
Bathroom	2189mm x 2020mm



THE ASHWORTH

Two bedroom home with en-suite to master bedroom

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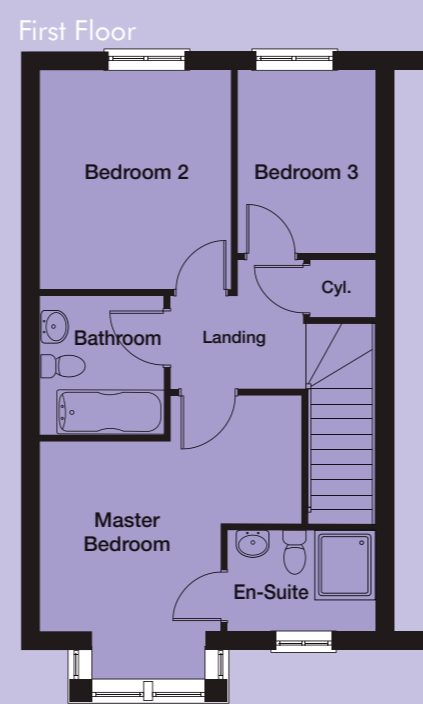
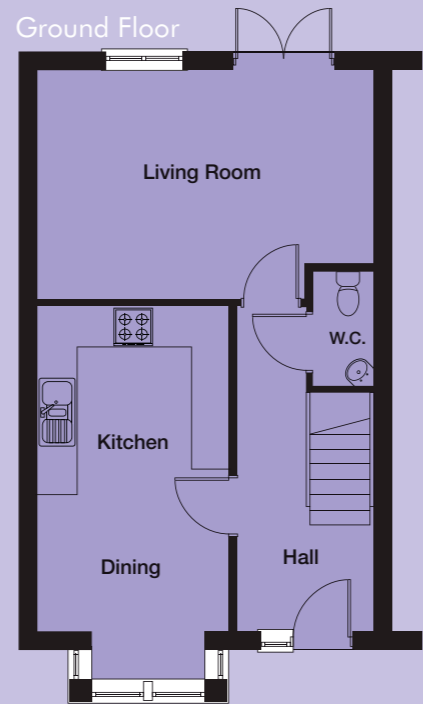
All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

THE BOWLAND

Three bedroom home with en-suite to master bedroom

Photographs of a similar Show Home taken at another Seddon development

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Living Room	5300mm x 3573mm
Kitchen/Dining	5050mm x 3025mm
WC	1800mm x 985mm
Master Bedroom	4404mm x 4170mm
En-Suite	2411mm x 1525mm
Bedroom 2	3423mm x 3065mm
Bedroom 3	2877mm x 2160mm
Bathroom	2175mm x 2015mm

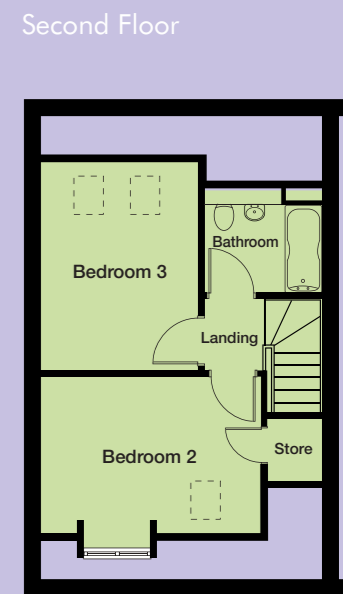
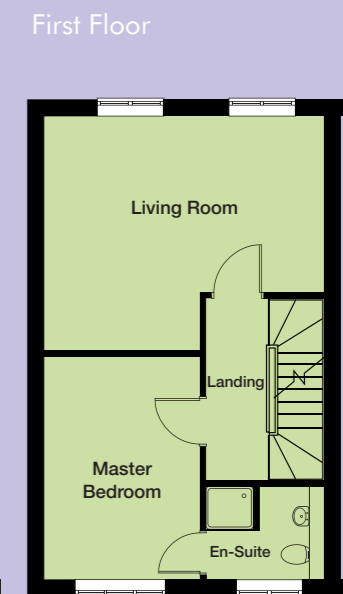
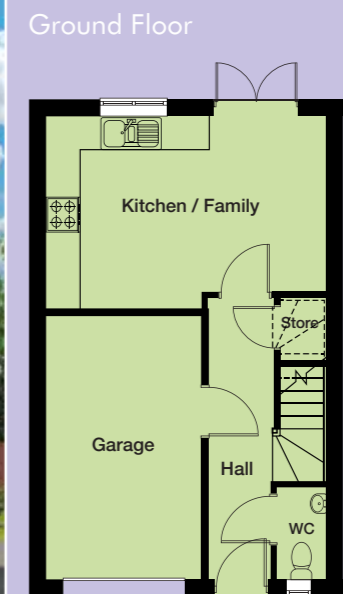


Photographs of a similar Show Home taken at another Seddon development

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THE EDENFIELD

Three bedroom home with en-suite to master bedroom



Kitchen/Family	5298mm x 3618mm
WC	1725mm x 970mm
Garage	5005mm x 2980mm
Living Room	5298mm x 4445mm
Master Bedroom	4203mm x 2948mm
En-Suite	2275mm x 1750mm
Bedroom 2	4168mm x 2513mm
Bedroom 3	3487mm x 3008mm
Bathroom	2215mm x 2032mm

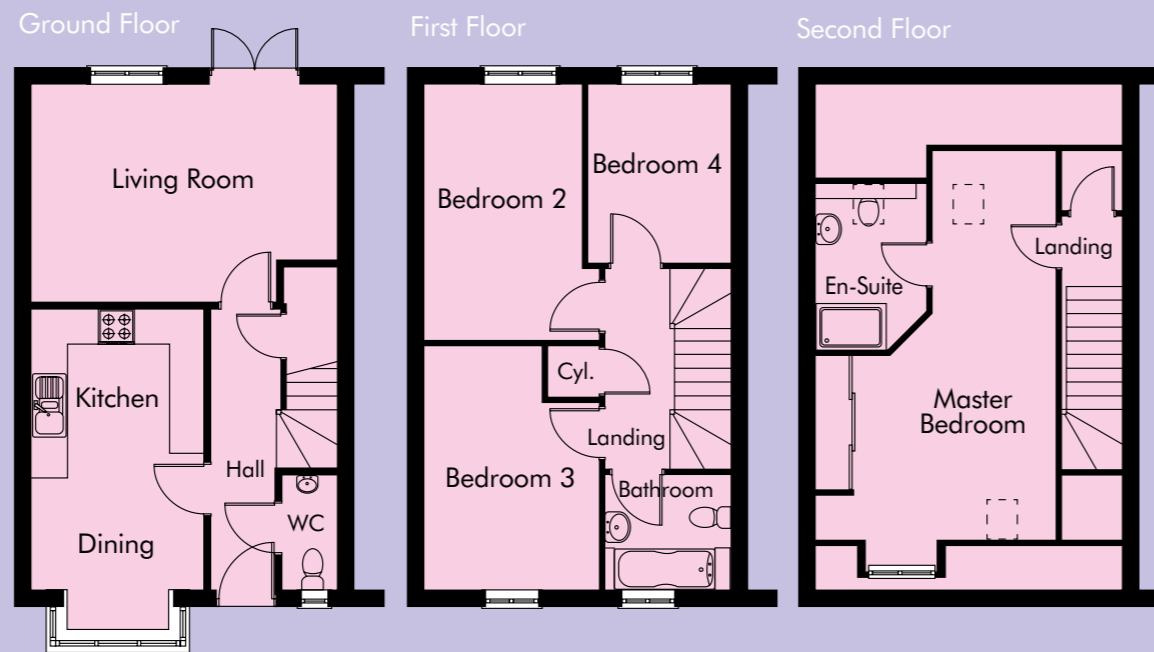


Photographs of a similar Show Home taken at another Seddon development

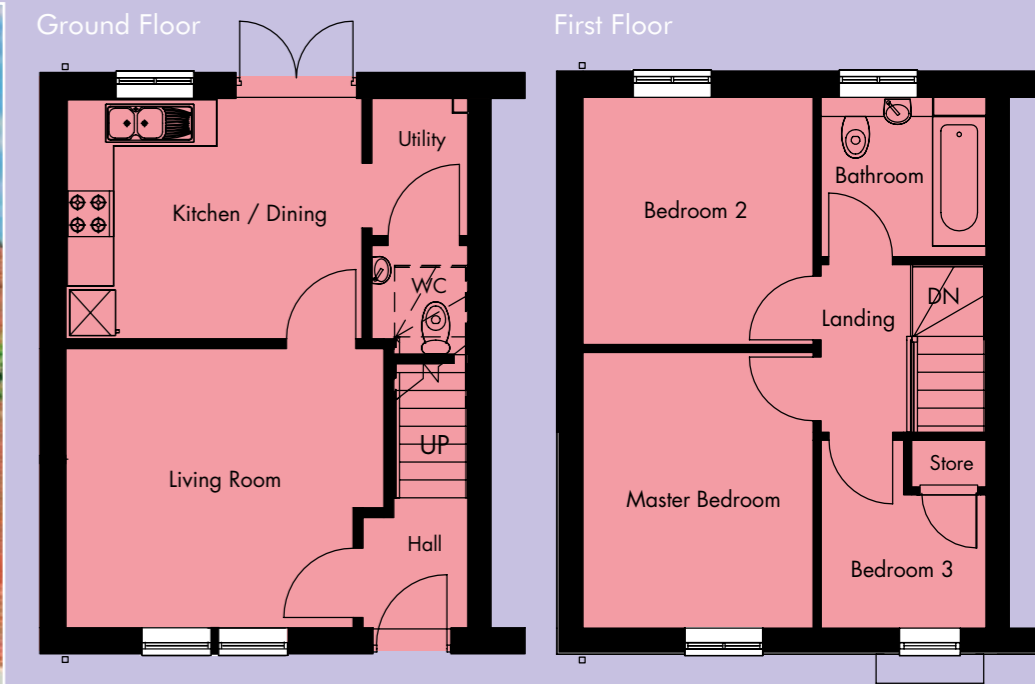
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THE FIRGROVE

Three bedroom, three storey home with integral garage



Living Room	5298mm x 3632mm
Kitchen/Dining	5554mm x 2975mm
WC	2063mm x 985mm
Bedroom 2	4288mm x 3025mm
Bedroom 3	4360mm x 3025mm
Bedroom 4	3015mm x 2198mm
Bathroom	2198mm x 2088mm
Master Bedroom	7183mm x 4168mm
En-Suite	2896mm x 1811mm



Living Room	4208mm x 3750mm
Kitchen	3920mm x 3185mm
Utility	1857mm x 1290mm
WC	1455mm x 1290mm
Master Bedroom	3667mm x 3045mm
Bedroom 2	3293mm x 3045mm
Bedroom 3	2517mm x 2190mm
Bathroom	2190mm x 2143mm



THE KENSINGTON

Four bedroom three storey home with garage

Photographs of a similar Show Home taken at another Seddon development

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THE SHELLEY

Three bedroom mews home with parking

Photographs of a similar Show Home taken at another Seddon development

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Construction

All the homes at Bridgefold will be traditionally built using brick and block construction with a concrete tile roof (slate to plots 36-59). Foundations are piled with beam and block suspended concrete floor. First floors will receive tongue & groove moisture resistant boarding.

Comfort and Security

Gas fired thermostatically controlled central heating. Roof insulation comprising 300mm glass fibre. Insulated walls. Locking uPVC windows. Multi point lock to front and rear doors. Smoke detectors.

Kitchens

Will be temporary incorporating a stylish range of floor and wall cabinets from a selection of colours (subject to build stage). 1.5 bowl sink and tap. Integrated within the kitchen will be a Zanussi stainless steel fan oven with 4 burner gas hob and chimney hood. Integrated fridge freezer. Washer/drier space. Dishwasher optional upgrade as customer extra. Stylish European wall tiling. Karndean flooring.

Finishing Touches

Contemporary skirting board and architrave. Flush panel Oak effect internal doors with chrome lever furniture. Built in robes to master bedroom on most types (except Ashworth & Shelley). White plastic sockets and switch plates. Fused spur to receive buyers own fire.

Paintwork

Front and rear external doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour white. Ceilings white matt emulsion.



Bathrooms, En-Suite & Cloakrooms

Stylish white sanitary ware from Ideal Standard. Glazed shower cubicles with resin stone trays and mains fed showers where applicable. Mixers to all baths. Chromium taps. Half height wall tiling to bath area with splash back elsewhere except shower cubicle which will be full height. Splash back tiling to cloaks.

Electrical

TV point and BT socket to lounge and master bedroom. Switch and wiring for porch light. Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes.

External

Turfed front and seeded rear garden. Tarmac driveway. Post and panel fencing to side boundaries. Garden tap. Estate landscaping in accordance with Architect's approved layout. uPVC white fascias and soffits. Black rainwater goods.

Warranty

All homes carry the NHBC 10-year "Build Mark" warranty (from date of CML sign off).

Tenure

All homes sold with the balance of a 999 year lease for which a ground rent of £99.00 PA RPI is payable.

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.



BRIDGEFOLD²

FINISHING TOUCHES

Photographs of a similar Show Home taken at another Seddon development