

Sydney Grange

Failsworth



McCARTHY STONE
Life, well lived

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Modern living in a well-connected, vibrant town.

Nestled between Manchester and Oldham, this old mill town has much to offer. Glorious green spaces. Close-knit community. Excellent transport links. Failsworth really would be a great place to call home.

Find your happy place in Failsworth.

Boasting views over the Rochdale Canal, Sydney Grange is named in memory of Ernest Sydney, the former director of local hat maker Failsworth Hats. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



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Live life your way.

Located within the heart of Failsworth, Sydney Grange is ideally placed to take full advantage of the town and its surrounding area.

Everything you need is close by – a medical practice, pharmacy, a post office, library, petrol station and an Aldi supermarket are all within half a mile. Next door is a Tesco Superstore so food shopping couldn't be easier.

There are plenty of cafés, eateries and pubs too. Right opposite, The Millgate Pub, is a family friendly pub serving traditional 'pub grub' daily, and just down the road The Mare and Foal is popular for its friendly welcome and sports coverage.

Within walking distance from your front door, The Corner Slice serves up tasty pizzas, and The Desi Lounge is well regarded by locals for its delicious curries.

For those who enjoy active lifestyles, there are tennis courts and two bowling greens as well as a multi sports area at Lower Memorial Park, just under a mile from your front door.

The region offers multiple golf courses and Brookdale Golf Club the closest, located in the village of Woodhouses. Here you'll also find a thriving cricket club that organises many social events.

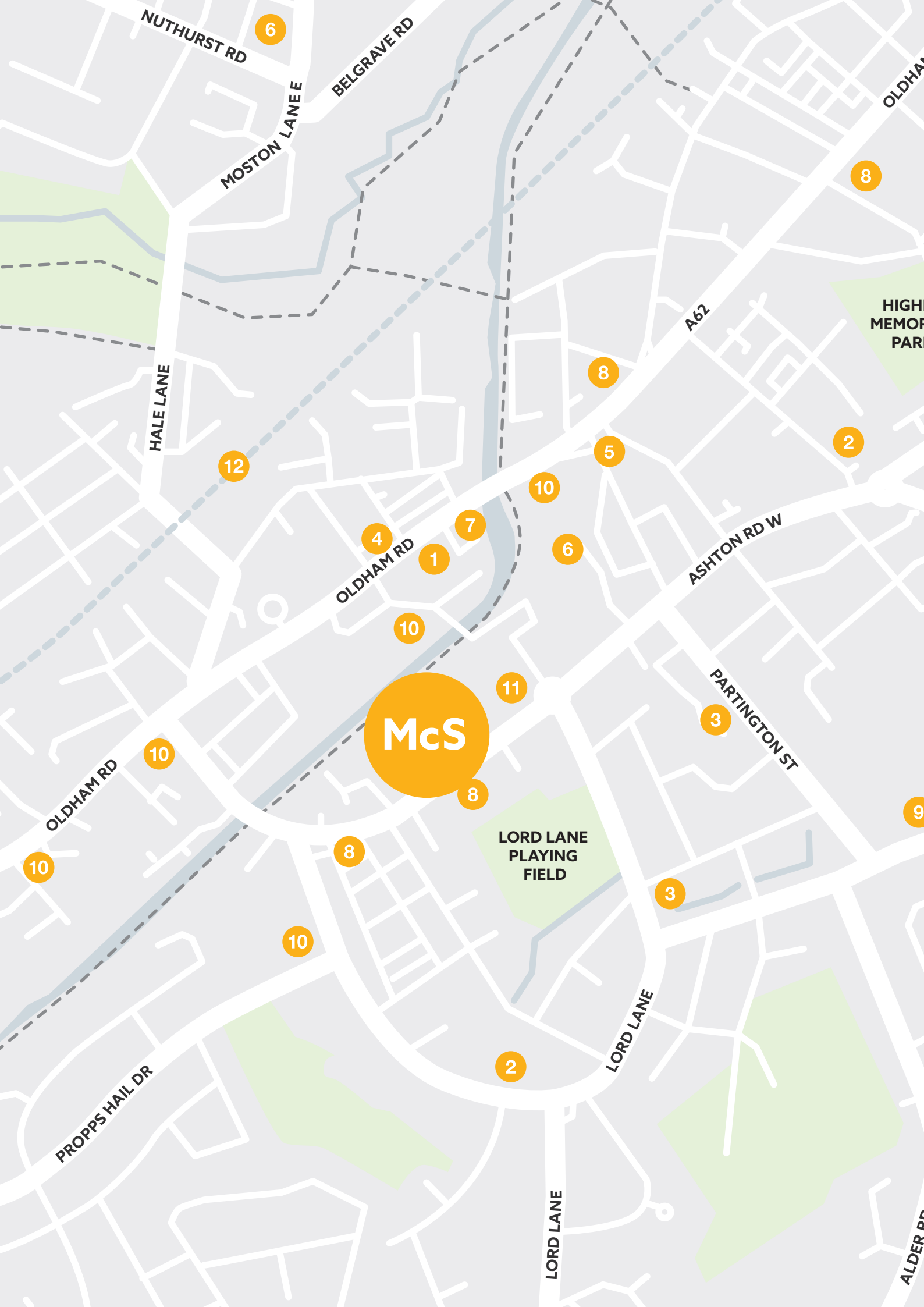
As well as offering waterside walks via the canal towpath, the development is close to many green spaces.

A short car journey (2.2 miles) brings you to the woodlands, meadows and waterways of Daisy Nook Country Park. Closer by (1.5 miles), Moston Brook is a haven for wildlife and a green oasis in the city.

For world class shops, restaurants, sports stadiums, theatres and art galleries, you can be in the centre of Manchester (4 miles) in just 30 minutes – by car, bus or tram.

The Metrolink stop is just 0.4 miles from Sydney Grange and the local bus service stops along the same road as the development.

Manchester International Airport is a 25-minute drive.



NUTHURST RD

6

BELGRAVE RD

MOSTON LANE

OLDHAM

8

HIGH MEMOR PAR

A62

HAILE LANE

8

2

12

5

OLDHAM RD

4

7

10

1

6

ASHTON RD W

10

11

PARTINGTON ST

3

McS

8

9

OLDHAM RD

10

LORD LANE PLAYING FIELD

8

3

10

10

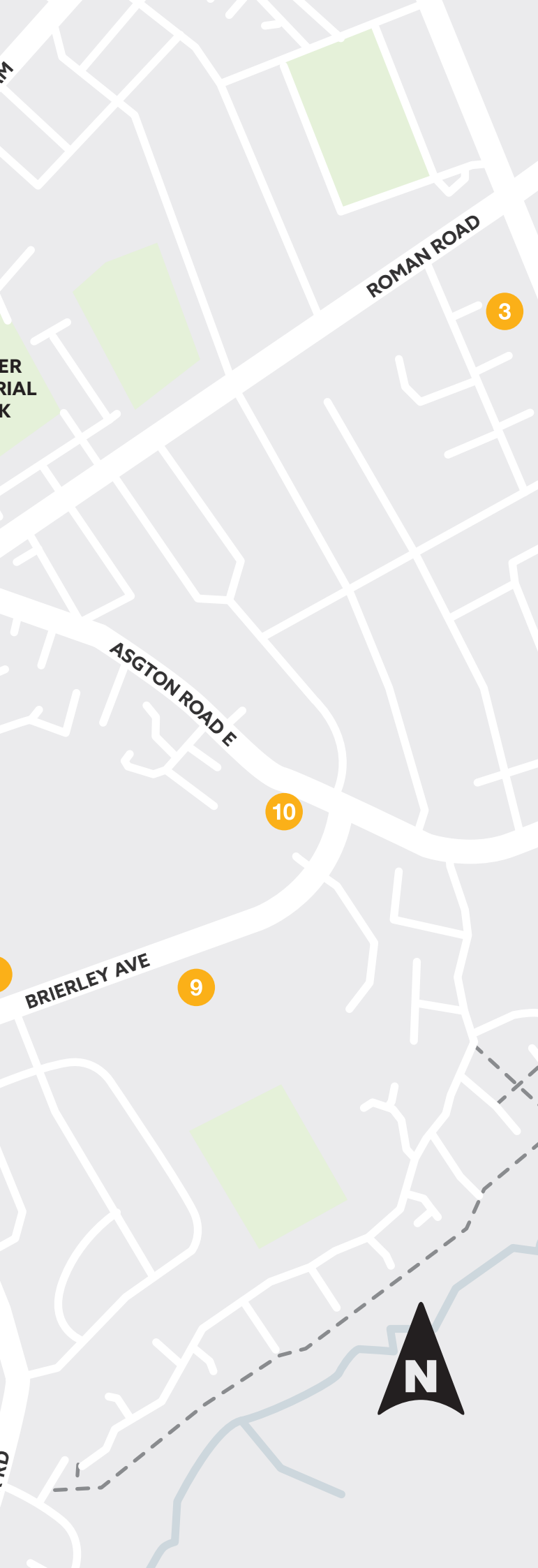
PROPPS HAIL DR

2

LORD LANE

LORD LANE

ALDER RD



Sydney Grange

McS Ashton Road West, Failsworth,
Manchester, M35 0UL

Map Key.

- 1 ALDI Superstore
- 2 Church
- 3 Convenience Store
- 4 Dentist
- 5 Failsworth Pole
- 6 Health Centre
- 7 Library
- 8 Pub
- 9 Sports Centre
- 10 Takeaway
- 11 Tesco Superstore
- 12 Tram Stop



“Movie nights with new friends.”

Vikram,
McCarthy Stone homeowner.

Vikram has seen his community grow,
and with it a great network of new friends.
He came here because he wanted an easy-to-look-after
property and so gaining a full social life was
an unexpected bonus.

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Made for modern living, inside and out.

As you approach Sydney Grange, you'll immediately appreciate the thoughtful design of the exterior. Lush green lawns flank the entrance to a modern, red brickwork building, with a flat roof and grey window frames throughout. The impressive development is bordered by neat iron metal gating for an elegant finish.

This thoughtful approach continues through into the reception area. The stylish entrance offers a warm welcome to homeowners, friends and family members alike.

From here you will discover the social hub of the development, the communal lounge.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. There's a kitchenette with tea and coffee always available. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

Exit the lounge via patio doors to find a paved terrace with plenty of seating. It's the ideal spot for soaking up the sun during the warmer months.

From here you can admire the tidy, well-maintained lawn and beautifully considered planting— every plant, shrub and tree carefully selected to provide a garden for all seasons.

From here you can choose to explore the gardens that wrap around the building. You'll discover sections dedicated to wild planting to encourage wildlife.

Enjoying the outside space comes with the extra satisfaction of knowing you don't need to lift a trowel or wrestle with a lawnmower to enjoy it — we look after all the outside spaces for you.









More features.

House manager

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking^{#*}

Allocated parking for permit holders. Please ask your Sales Consultant for further details on our permit scheme.

Mobility scooter room[#]

An easily accessible space available where mobility scooters can be charged safely and securely.

Enterprise car club^{#*}

With easy access to a car that belongs to the development, you can use it at any time of day or night, from just 30 minutes to a whole weekend. The car club allows you the freedom to use a car whenever you want but avoid all the hassle of owning one.

[#]Subject to availability. ^{*}Additional charges apply.



Sustainability features.

Modern methods of construction

Sydney Grange has been built using the latest and most innovative methods of construction to not only ensure the best quality build but also to minimise the development's carbon footprint, both during construction and as it is used.

Energy efficiency

A combination of energy efficient design and the clean energy supplied to the development (100% electric), means Sydney Grange far exceeds the energy efficiency ratings of typical new builds. Heavily insulated walls retain heat, double-glazed windows and glass doors maximise natural light while keeping out the cold, and all electrical appliances provided, such as ovens and hobs, are highly energy efficient models.

Waste and resources

During construction, a sharp focus on environmental performance means 99% of waste generated onsite are diverted from landfill, primarily through reuse and recycling. All suppliers are assessed and monitored according to their environmental credentials, so they source responsibly and protect of the environment.

Biodiversity and nature

Sitting on formerly disused land, the site has been assessed by wildlife experts and landscaped to enhance nature and optimise biodiversity. Native plants and shrubs have been added alongside new hedgerows and wildflower lawns to encourage species variety. Bat and bird boxes have been installed to invite nesting.

Electric vehicle charging

Every parking space has an electric vehicle charge point.

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Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Sydney Grange is no exception.

Comprising 51 one and two-bedroom properties, each apartment is ready for you to style and add your finishing touches.

Moving services.

When you purchase your apartment at Sydney Grange, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.





Enjoy retirement living to the full

without paying in full

With Shared Ownership you can now buy part of your elegant new home and pay rent on the rest. So you can move in and enjoy the benefits of the McCarthy Stone lifestyle without committing to outright purchase. This also means you can manage your finances to help with future needs.

It's not charity, it's not a handout, it's just what you deserve to help you make the most of your retirement. After a lifetime of looking after others, it's your time now.

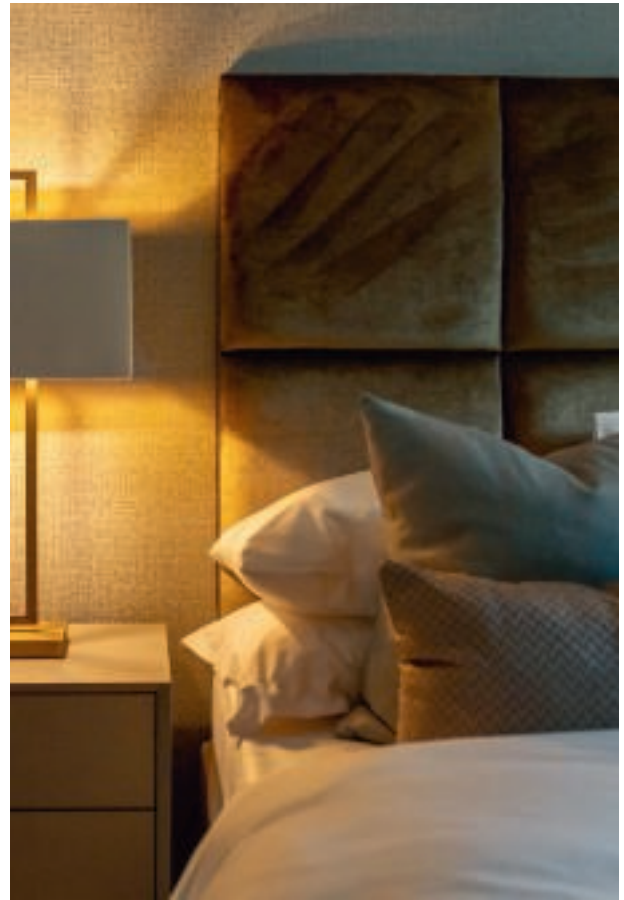
McCarthy Stone Shared Ownership is run in conjunction with Homes England and we work closely with them to provide this opportunity. With this scheme you can pay up to 75% of the full property value, and if you own 75% there's no rent to pay on the rest.

Of course, there are qualification criteria, and our sales team can help you through your application every step of the way.

Call 0800 201 4106
today to find out more, or visit
mccarthystone.co.uk/shared-ownership



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Your new home in detail.



General

- Double glazing to all windows
- Patios to ground floor apartments and Juliet balconies to upper floor apartments
- Fitted wardrobes to all master bedrooms
- Telephone and television point in living all rooms
- NHBC 10-year warranty
- Sky connection point in living room*



Kitchen

- Fitted kitchen with integrated Beko appliances (ceramic hob and oven)
- Integrated cooker hood for extraction
- Stainless steel sink
- Lever mixer taps



Shower room

- Fitted low profile shower tray
- Slip resistant flooring
- White sanitary ware with quality fittings
- Fitted mirror
- Heated towel rail
- Integrated shaver socket



Heating and finishes

- Electric panel heating
- Neutral décor
- Oak veneered apartment front door
- White pre-finished internal doors
- Chrome door furniture and fittings



Safety and security

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm to ground floor apartments
- Smoke detectors and heat detector sprinkler system
- Illuminated light switches throughout

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky subject to Sky subscription.



**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Sydney Grange, Failsworth.

**Call 0800 201 4106
visit [mccarthystone.co.uk/
sydney-grange](https://mccarthystone.co.uk/sydney-grange)**

A large print version of this brochure is available on request.

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May 2024

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/sydney-grange

McCARTHY STONE
Life, well lived