



Onward

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living

*Creams Mill*

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Bringing happiness home

# Welcome to Creams Mill

MAKE YOURSELF AT HOME AT OUR STUNNING NEW CANALSIDE DEVELOPMENT. CREAMS MILL OFFERS A RANGE OF BEAUTIFULLY DESIGNED HOMES, SITUATED IN THE CHARMING VILLAGE OF LITTLE LEVER, ON THE OUTSKIRTS OF BOLTON.

Set between the former Manchester, Bolton and Bury Canal and the northern bank of the River Irwell, Creams Mill has a stunning collection of 2, 3 and 4-bedroom homes for Shared Ownership and Rent to Buy; ideal for first-time buyers, growing families, and young professionals looking to commute to nearby Bolton and Manchester.

The energy efficient homes at Creams Mill are built in a variety of styles and provide everything needed for modern day living, including flexible living spaces, contemporary fitted kitchens, modern bathrooms and en-suites, and allocated off-street parking to each property.

As well as providing new homes, the development will also include the regeneration of the Manchester, Bolton and Bury Canal. This will see part of the canal brought back into use for the first time in over 80 years and will create waterside walks for residents to enjoy as part of this exciting new community.



*So, if you're looking for an exciting new location to put down roots, look no further than Creams Mill in Little Lever.*

## THE PERFECT PLACE TO CALL HOME

**Nestled on the banks of the River Irwell, the exciting new community of Creams Mill has everything you need within easy reach.**

Creams Mill benefits from a range of nearby amenities to cater for everyday life, with a convenience store, pharmacies, cafes, a post office, a library, hair and beauty salons, and a Tesco superstore all just a short walk into Little Lever.

For further retail options, Bolton town centre is just three miles away, with indoor shopping centre Crompton Place and 19th-century Market Place both home to a number of high-street retailers and independent stores. The development is also a 20-minute drive from Middlebrook Retail Park, which offers a range of well-known brands and eateries, in addition to a multi-screen cinema and a ten-pin bowling alley.

For lovers of the great outdoors, Moses Gate Country Park – Bolton's largest nature reserve – is on your doorstep, offering a choice of nature trails, waterside walks and play areas to explore. For further outdoor fun, Go Ape Rivington is a little over 30 minutes by car, where thrill-seekers can enjoy zip-lines, a Tarzan Swing and much more.

Families will be conveniently positioned close to an array of schools. Mytham Primary School (0.4 miles), St Matthew's CofE Primary School (0.8 miles), St Teresa's RC Primary School (0.9 miles), Bowness Community Primary School (1.2 miles), Little Lever Secondary School (1.2 miles), Harper Green Secondary



School (3.1 miles) and Kearsley Academy (4 miles) are all within easy reach.

There are also a number of universities within driving distance of Creams Mill, including the University of Bolton, which is just under five miles away, and the University of Salford, which is around a 25-minute drive.

Ideal for commuters, Creams Mill is just over two miles from the A666 for easy access to Bolton, and just six miles from the M60 for Manchester city centre, which is a 35-minute drive.

Alternatively, Moses Gate train station is a short drive away, offering services to Manchester via Bolton in under 30 minutes, while there are also several bus links from Little Lever to Farnworth, Blackrod, Kearsley and Wingates.

*So, whatever you're looking for in a place to call home, you're sure to find it at Creams Mill.*



# The Bailey



## 2-bedroom semi-detached/ terraced.

The practical Bailey benefits from a bright and well-designed living room to the front. At the rear is a contemporary kitchen/diner with French doors leading out to the garden. A handy WC and utility space completes the ground floor.

Upstairs you'll find two generously sized bedrooms, one of which includes a useful storage cupboard. These bedrooms share a modern family bathroom.

### Disclaimer:

Please note, there are multiple variants of this house type and layouts may vary. Images, dimensions, and layouts are indicative only and not plot specific; please take your own measurements before ordering carpets and fittings. Plans are subject to change; please confirm with our Sales team before reserving.

### OVERALL FLOOR AREA

73.6m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Lounge – 3.76m\* x 3.42m\*

Kitchen – 2.64m x 4.46m

WC/Utility – 1.94m x 2.34m

### FIRST FLOOR DIMENSIONS

Bedroom 1 – 3.46m x 4.46m

Bedroom 2 – 2.76m x 4.46m

Bathroom – 2.11m x 2.35m

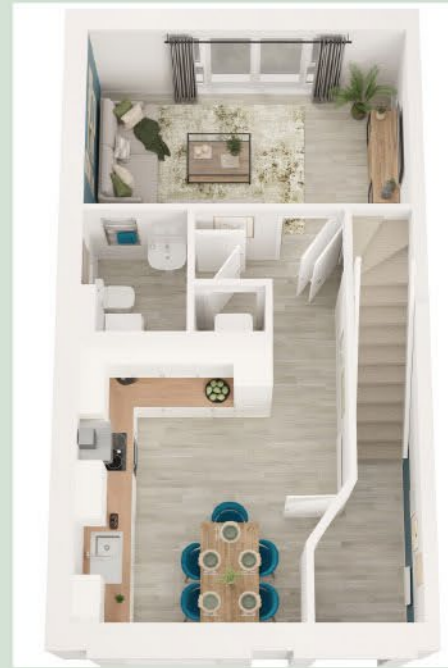
\*Maximum room dimensions.

# The Whittaker



## ALTERNATIVE GF LAYOUT

Plots 55-58 & 61-64



## 3-bedroom semi-detached.

The Whittaker is a contemporary three-bedroom home. The ground floor offers a spacious lounge which leads through to an open-plan kitchen-diner - the ideal space for a family gathering and perfect for entertaining. There's also a useful WC/utility space as well as handy understairs storage.

The space continues upstairs where you will find a large master bedroom that spans the entire rear of the house. Two further bedrooms - one double and one single - sit at the front. The first floor is completed by a modern family bathroom.

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## OVERALL FLOOR AREA

85.5m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Lounge - 4.09m\* x 3.80m\*

Kitchen - 2.85m x 4.91m

WC - 1.79m x 1.58m

## FIRST FLOOR DIMENSIONS

Bedroom 1 - 2.85m x 4.91m

Bedroom 2 - 4.03m x 2.79m

Bedroom 3 - 3.07m x 2.04m

Bathroom - 1.15m x 2.79m

\*Maximum room dimensions.

# The Scotson



## ALTERNATIVE FF LAYOUT

Plots 81-84 & 103-106



## 3-bedroom semi-detached.

The stunning three-bedroom Scotson benefits from a large kitchen-diner that provides the perfect hub for family get-togethers. Across the hallway you'll find a bright and spacious lounge. The ground floor is completed by a handy WC/utility room, as well as a useful storage cupboard.

Upstairs a spacious master bedroom stretches across the entire length of the house (and includes an en suite bathroom on selected plots). There are also two further bedrooms - one double and one single - and a modern family bathroom.

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## OVERALL FLOOR AREA

88.4m<sup>2</sup>/88.6m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Lounge - 5.45m\* x 3.39m\*

Kitchen/dining - 5.45m x 2.79m

WC/Utility - 2.24m x 2.07m

## FIRST FLOOR DIMENSIONS

Bedroom 1 - 5.45m x 2.79m

Bedroom 2 - 3.16m\* x 3.45m\*

Bedroom 3 - 2.21m\* x 3.45m\*

Bathroom - 2.02m x 1.95m

\*Maximum room dimensions.

# The Windsor



## 4-bedroom semi-detached.

Growing families will feel right at home in The Windsor; a versatile home set over three storeys. The ground floor features a large kitchen/diner at the front, which leads through to a bright and spacious family room. This floor is completed by a handy WC as well as useful under-stair storage.

Upstairs, on the first floor, you'll find a well-proportioned double bedroom, a family bathroom, and lounge. While on the second floor is an impressive master bedroom complete with lots of storage cupboards, and two further single bedrooms.

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## OVERALL FLOOR AREA

101.4m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Family room – 3.10m\* x 4.34m\*

Kitchen/dining – 2.85m\* x 2.94m\*

WC – 1.08m x 2.24m

## FIRST FLOOR DIMENSIONS

Lounge – 3.17m\* x 4.34m\*

Bedroom 1 – 2.61m x 4.34m

Bathroom – 2.13m x 2.19m

## SECOND FLOOR DIMENSIONS

Bedroom 2 – 3.35m\* x 4.34m\*

Bedroom 3 – 3.59m\* x 2.08m\*

Bedroom 4 – 2.61m x 2.19m\*

\*Maximum room dimensions.

# PICK YOUR PLOT

## Creams Mill: Site One

\*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

● Rent to Buy	2-bed
● Shared Ownership	The Bailey
	3-bed
	The Scotson
	The Whittaker
	4-bed
	The Windsor





# SPECIFICATION

## Kitchen

- Fully fitted contemporary Richmond kitchen
- Integrated Indesit double oven
- Indesit induction hob
- Stainless steel splashback
- Recirculating extractor hood
- Integrated Indesit 50/50 fridge freezer
- Integrated Indesit dishwasher
- Stainless steel 1.5 bowl, sink top and drainer
- Chrome single-lever mixer tap
- Chrome LED downlights and pelmet lights under wall units
- Polyflor non-slip vinyl flooring



*What's more, all homes are covered by a 10-year LABC building warranty.*



## Bathroom

- Contemporary Lecico white sanitaryware
- Johnson ceramic wall tiles
- Gloss vanity unit
- Chrome heated towel rail
- Over-bath shower with glass screen
- Chrome LED downlights
- Polyflor non-slip vinyl flooring

\*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## Electrics

- TV points to living space
- Telephone points to living space and bedroom 1
- Mains-operated smoke detectors with battery back-up
- Electric panel heaters
- PV Solar Panels
- USB sockets



## External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive
- EV charging points
- Outside tap



# ABOUT ONWARD LIVING

**At Onward Living we specialise in building quality new homes across the North West.**

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly and experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



# CLIMB ONTO THE LADDER AT CREAMS MILL

**At Creams Mill we have homes available for Shared Ownership and Rent to Buy, which are both great ways to help you take that first step on the property ladder.**

## Shared Ownership

Shared Ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared Ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

## Rent to Buy

Rent to Buy lets you live in your brand new home while you save for a deposit to buy it – so you can rent now, buy later.

The rent you pay is set at 20 per cent below the market rent value for a minimum of five years. With less rent to pay, it gives you the opportunity to save for a deposit to put towards purchasing the home in the future.

At the end of the rental period, you have the option to buy the property you've been renting – either with a mortgage or through Shared Ownership.



# Creams Mill

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\*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

## How to find us

