



Artist impression

Discover retirement living to the full at Butterworth Grange, Bamford

93 Norden Road, Bamford, OL11 5SZ

McCarthy & Stone





A warm welcome to Butterworth Grange

Exclusively designed for the over 60s, our stunning development of one and two bedroom retirement apartments is located on Norden Road in the picturesque town of Banford.

Here you will enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager.

Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only house builder to win the Home Builders Federation 5-star award for customer service every year since the awards began in 2005.





Take the stress out of being a homeowner

You'll feel right at home in your beautiful new apartment in next to no time. It's easy to relax knowing there's a dedicated House Manager on hand during the day – a friendly face who will be around during office hours to provide help and support.

Our House Managers don't just take care of the practicalities of running our developments. Included in their role is to help organise social activities, which our homeowners are free to get involved in if they wish.

Best of all, owning a McCarthy & Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

We also look after the beautifully landscaped gardens at Butterworth Grange, meaning you can sit back and enjoy the outside space without having to lift a finger when it comes to their upkeep.



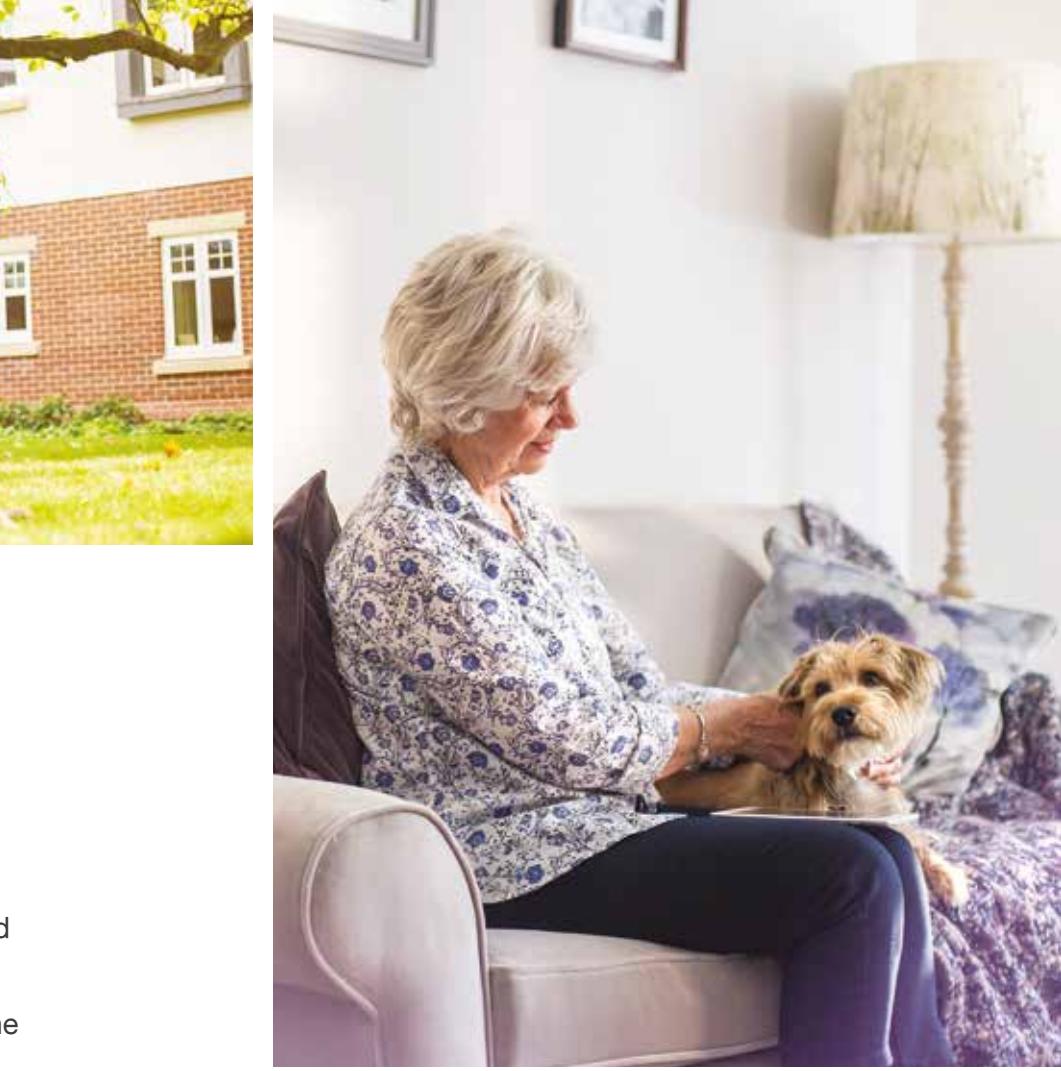
More time to do the things you love

Butterworth Grange has everything you need to get on with enjoying your active and fulfilling retirement lifestyle.

The stunning social lounge opens out to beautiful landscaped gardens, providing the perfect space to sit back, relax and enjoy your retirement with friends, old and new.

And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en suite facilities^{^#}. They will find it's like staying in a hotel, while all you need to worry about is making the most of their company.

We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too[†].





Designed to make your life easier

Step inside one of our new apartments and you'll soon start to wonder why you didn't move years ago. You'll settle quickly into your spacious new home, with plenty of room for your precious belongings.

When family and friends visit you can entertain them in comfort and style in your home, with the social lounge providing extra space, should you need it. Selected apartments also benefit from Juliette balconies or patio areas.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances, including a waist-height oven, ceramic hob, high quality Bosch appliances and integrated fridge/freezer. Everything is designed to make cooking and cleaning as effortless as possible.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have a fitted shower, tiled with a shower tray, so you can get in and out easily, as well as slip-resistant flooring and lever taps that turn on and off effortlessly.



Typical apartment

“Everything is new, so I don't have to worry about appliances failing or anything else. The underfloor heating is lovely and warm, and we no longer have any maintenance worries to think about.”

Deborah Hale
Homeowner, Wetherby



Your new apartment in detail

General

- NHBC 10 year guarantee allows you to buy with confidence
- Double glazing to keep you warm and help reduce your bills
- Walk-in wardrobe to all apartments
- Juliette balconies or patio areas to selected apartments
- Washer/dryer
- Telephone and television point in living room and bedroom
- Sky/Sky+/SkyQ connection point in living room
- All apartments come with fitted carpets

Kitchen

- Fitted kitchen with oak finish
- Integrated fridge/freezer
- Electric oven at waist-height and ceramic hob with extractor hood
- Granite composite sinks
- Kitchen pelmet lighting

Shower room

- Fitted shower, tiled with shower tray
- En-suite shower rooms to all 2 bedroom master bedrooms
- High quality sanitary fittings

Heating and finishes

- Panel heating to keep you warm
- Neutral decor to coordinate with your furnishings
- Oak veneered doors giving your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Camera entry system for additional peace of mind
- Smoke detector and intruder alarm
- Illuminated light switches to the bathroom, master bedroom and hallway
- CCTV to cover parking area



What you can expect at Butterworth Grange

Moving to Retirement Living is about far more than buying a new property – it's also about embracing a rich and fulfilling lifestyle with more time to spend on the things you really enjoy.

The development

- The social lounge is the perfect place to entertain visitors, socialise with neighbours or make new friends
- Landscaped gardens for you to enjoy, without having to lift a finger
- Guest suite perfect for when friends and family come to visit^{^#}
- Lift to all floors
- On-site car parking
- Mobility scooter store and charging room[#]

Services

- A dedicated House Manager, on site during office hours to provide help and support if required
- 24 hour emergency call system, should you need assistance day or night and monitored smoke and intruder alarm
- If you need someone to put up pictures, shelves or hang curtains we have teams of professional tradespeople you can call upon. As part of your moving package, we'll provide one hour's service within your first 30 days of moving.

⁸
^Extra charge applies. [#]Subject to availability.

Our stunning properties are built to high standards

10 year guarantee

As a registered builder with the NHBC, all new McCarthy & Stone apartments come with a 10 year NHBC Warranty.

All in place

With double glazing and insulation, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to keep your heating bills low. We'll also ensure that telephone, TV and Sky connection points are fitted ready for the day you move in.

Safe and secure

Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in. There's also an intruder alarm and a 24-hour emergency call system, giving access to assistance whenever you need it. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything at home is left safe and secure.

Put your own stamp on your apartment

Throughout the apartment the decor is light and neutral – a blank canvas, so that whatever your taste in furniture and furnishings, everything is sure to co-ordinate beautifully. You'll have plenty of scope to make your apartment your own by incorporating your own personal touches.



“Our House Manager Kerry is a real superstar. She's always there to help straight away, no matter how big or small the issue is. It is so comforting to have somebody there who you know you can rely on. She makes life so easy for us.”

Mr and Mrs Clarke
Homeowners, Walsall



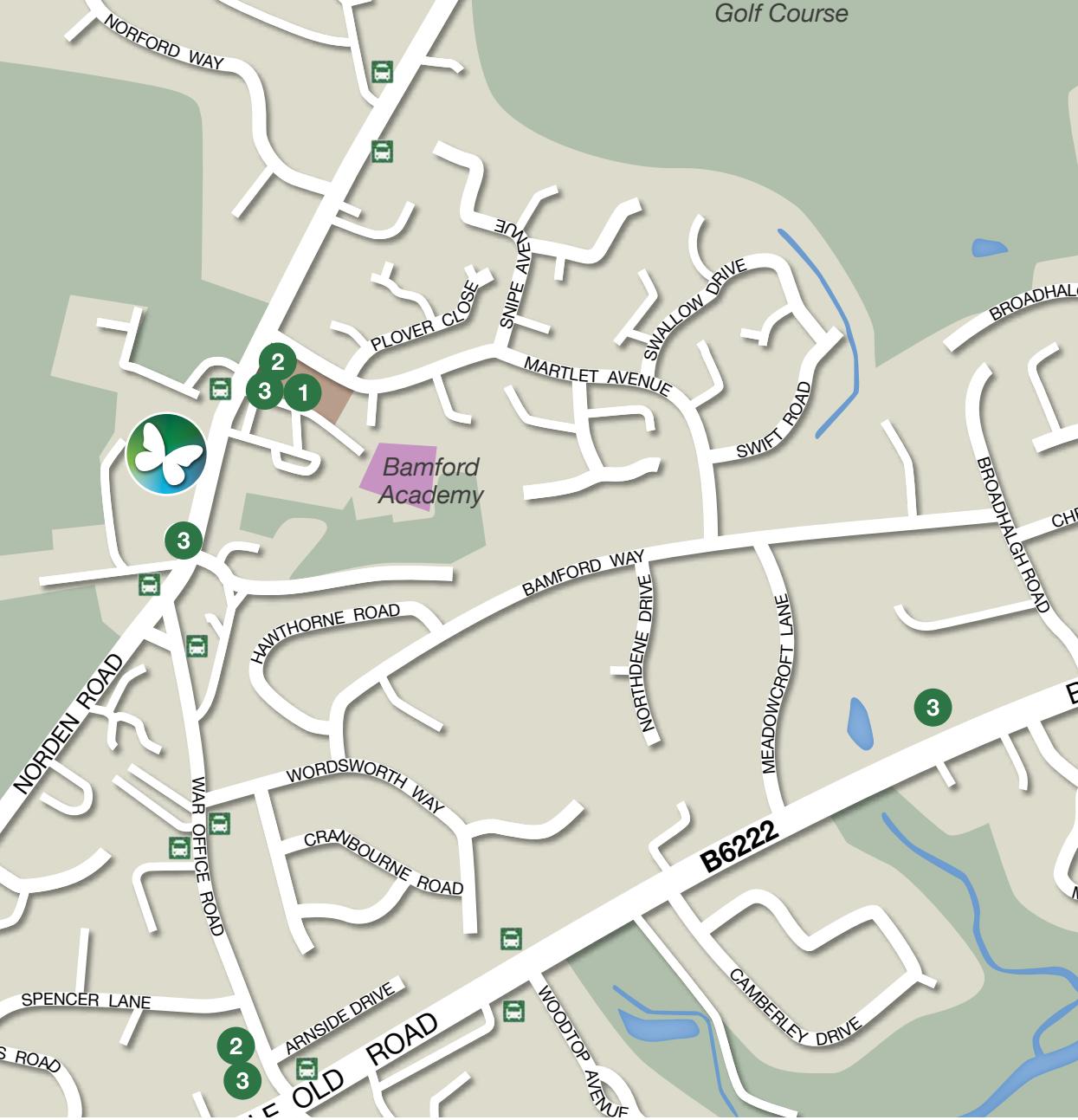
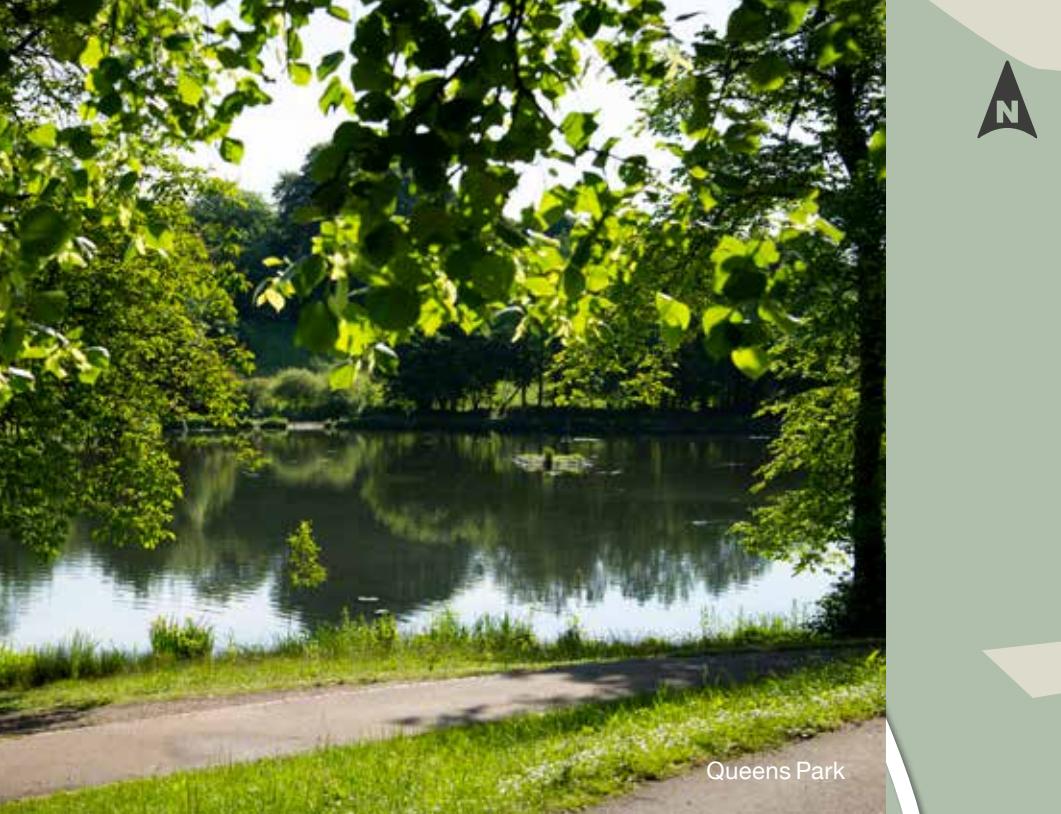
A vibrant community with amenities close by

The perfect location to live your retirement to the full

Bamford is an affluent suburb of Greater Manchester, located three miles west of Rochdale and five miles east of Bury. It is an attractive retirement location thanks to its excellent public transport connections, local amenities, and close proximity to the Great British countryside. Our new development is located under 0.2 miles from the village centre, and close to both Bamford Cricket Club and Bowling Club.

Neighbouring Rochdale holds a popular market from Monday to Saturday, which offers a selection of locally grown produce, jewellery, clothing, footwear and haberdashery. There is also a wide range of high street stores, cafes, restaurants, bars, and all the local amenities like a Post Office, pharmacy, library and more. Bamford boasts beautiful views over the countryside, and just over a mile away is Queens Park in Heywood, with rivers and lakes, wetlands and wildlife areas, as well as an activity centre.

Rochdale has plenty of local attractions, from Hollingworth Lake, a popular spot for sailing and rowing, to the stunning Healey Dell Heritage Centre and Tea Rooms, a legendary spot for afternoon tea, which is popular with retirees and people of all ages. Golf lovers will be more than happy retiring to Bamford Retirement Living with Rochdale Golf Course one mile to the north and Marland Golf Course 3.1 miles to the south.



Butterworth Grange

- 1 Dentist
- 2 Supermarket
- 3 Pub/Restaurant





Help with your move and with your costs

Once you've found your perfect location, we continue to support you with our Smooth Move and Part Exchange services. We can even help towards estate agent fees and legal services, and provide a specialist removals service.

Of course, you might be happy to sell your old home on the open market. But it's worth noting that whatever the value of the property you're leaving – be it more, less or equal to that of your new apartment – if you choose our Part Exchange scheme you won't need to find a buyer. You just decide what's best for you.

Smooth Move

Our Smooth Move makes the whole moving process easier for you and helps you feel instantly at home in your new apartment. You couldn't be in better hands.

Leave all the lifting and carrying to us. Our team of specialist removers can help you declutter, pack up your belongings and take them to your new apartment before carefully unpacking them again.

We can even hang your pictures and mirrors, put up shelving and do any other small tasks that'll soon have your new apartment feeling like home.

As well as our free specialist removals service, Smooth Move also offers you:

- £2,500 towards your estate agent fees; and
- £1,000 towards legal fees.

Part Exchange

If you're looking for the quickest, most straightforward route into your new McCarthy & Stone apartment, our Part Exchange service might be the answer. You effectively gain a cash buyer, removing the risk of problems with property chains. You won't need an estate agent either, saving money on fees and avoiding lots of viewings.

While Part Exchange can speed up the whole moving process, we still appreciate that you won't want to feel rushed into getting everything done on moving day. That's why we give you access to your old property for up to a fortnight after the sale completes.

Of course, we can't guarantee you won't get a better price for your property on the open market. But many customers say the time, expense and hassle they save with Part Exchange makes it the better option for them.

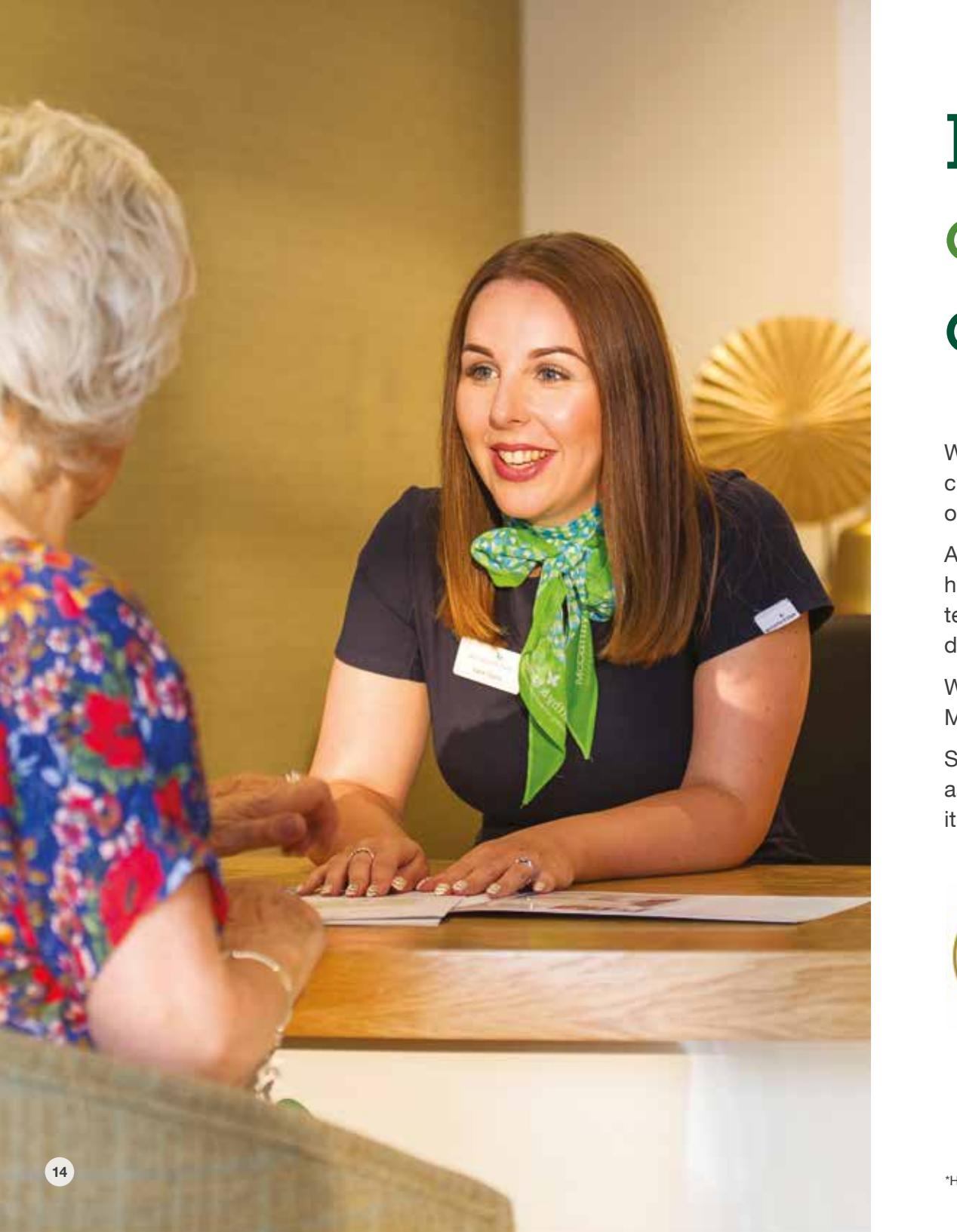


William Burgess
Homeowner, Biggleswade

f The McCarthy & Stone sales team made my purchase and move smooth and trouble free. Their continuous support throughout a very stressful period left me with a smile on my face and a certainty that I had made the right move. **,**



For both Smooth Move and Part Exchange, terms and conditions apply. Offers may change and are correct at time of print. For more information and full terms and conditions, please visit mccarthyandstone.co.uk/how-we-help



providing
award-winning
customer service

incredibly proud to have been awarded a 5-Star rating in
owner satisfaction for thirteen consecutive years, as voted for by
homeowners via the House Builders Federation (HBF) survey.

We are delighted that so many of our homeowners say they would highly recommend us to their friends and family. We believe this is due in large part to the quality and attention to detail that goes into all our improvements and the service we provide.

As more, almost 90% of our homeowners say that moving to a
Worthy & Stone development has improved their quality of life*.

we started in 1977 we've built over 56,000 apartments, as well
strong reputation for quality. It's nice to know that we're getting
for the people who really matter.



based on 1,460 homeowners who moved into a McCarthy & Stone development since October 2015.

Notes..

Find out

For more information please
call **0800 201 4106** or visit
mccarthyandstone.co.uk/butterworth-grange

We'll help you find your perfect retirement apartment.

Butterworth Grange, 93 Norden Road, Bamford, OL11 5SZ

A large print version of this brochure is available on request

Call us on **0800 201 4106** to find out more
or visit **mcCarthyandstone.co.uk/butterworth-grange**

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