



**Albion Prime Development**  
Elevating Living Through Quality & Design



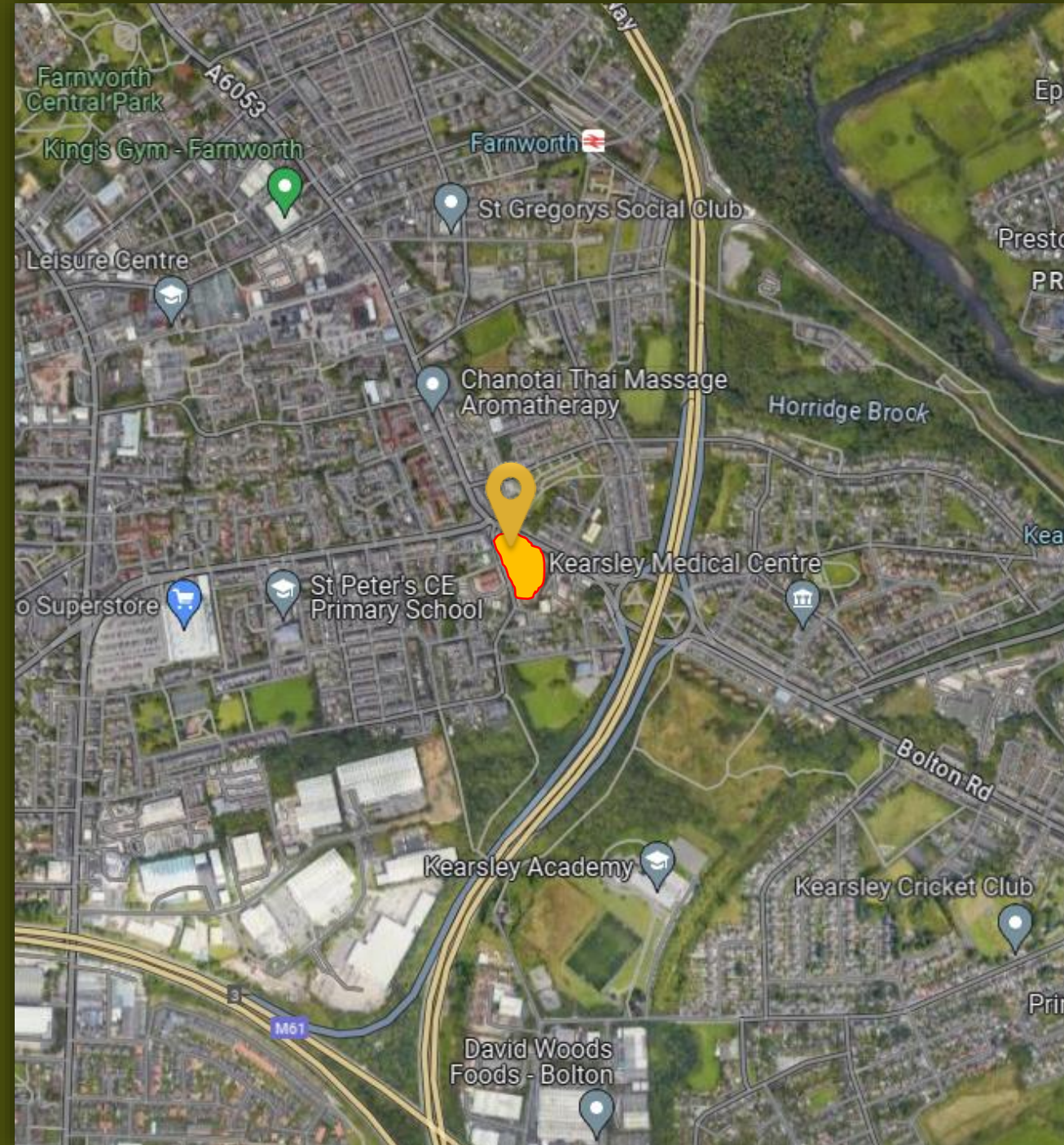
Email: [enquiries@albionpd.com](mailto:enquiries@albionpd.com)

## Welcome to Albion Hall

Experience the epitome of luxury living with our stunning new development. Each home is thoughtfully designed to offer an abundance of natural light, thanks to expansive windows that create a bright and airy ambiance. Step inside to discover massive rooms that provide ample space for you and your family to live, work, and play in ultimate comfort. Outside, you'll find large driveways that not only enhance the grandeur of your property but also provide plenty of space for parking. Our homes are more than just places to live, they are sanctuaries where you can create lasting memories and enjoy a lifestyle of unparalleled elegance. Welcome to your new home, where light, space, and luxury meet.



## Location





## Location Highlights:

### Prime Location:

- **Mosses Gate Country Park:** Enjoy the beauty and tranquility of nature with Mosses Gate Country Park and Blackleach Country Park just a short distance away.
- **Quick Highway Access:** Convenient access to major highways, ensuring easy commutes and travel.
- **Transport Links:** Farnworth train and bus stations are nearby, providing excellent public transport options.



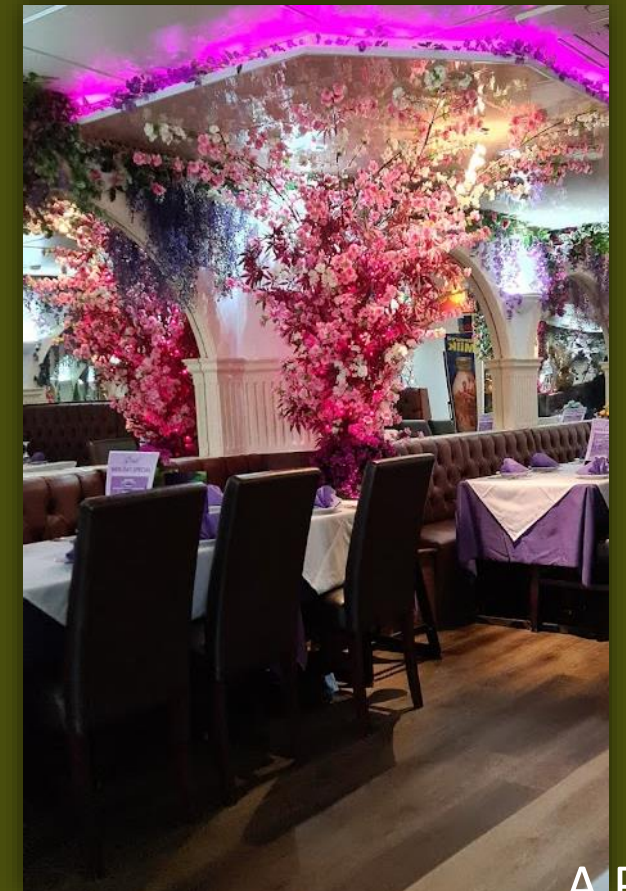
## Location Highlights:

### Local Amenities:

- **Farnworth Leisure Centre:** A 10-minute walk to a full-service leisure center offering fitness and recreational facilities.
- **Shopping:** Only a 3-minute drive to the nearest superstore for all your shopping needs.
- **Healthcare:** The Royal Bolton Hospital, recognized for its outstanding services, is just a 10-minute drive away. Additionally, there is a GP within walking distance.

### Farnworth Town Centre:

- **Retail and Dining:** Access a variety of shops, cafes, and restaurants in Farnworth Town Centre, enhancing your lifestyle with convenience and choice.
- **Community Facilities:** Benefit from local libraries, community centers, and cultural attractions.







## House Types:



1. Semi-detached Type A with garage
2. Semi-detached Type B
3. Detached with garage & balcony



SAFE, SECURE, AND FAMILY-  
FOCUSED LIVING

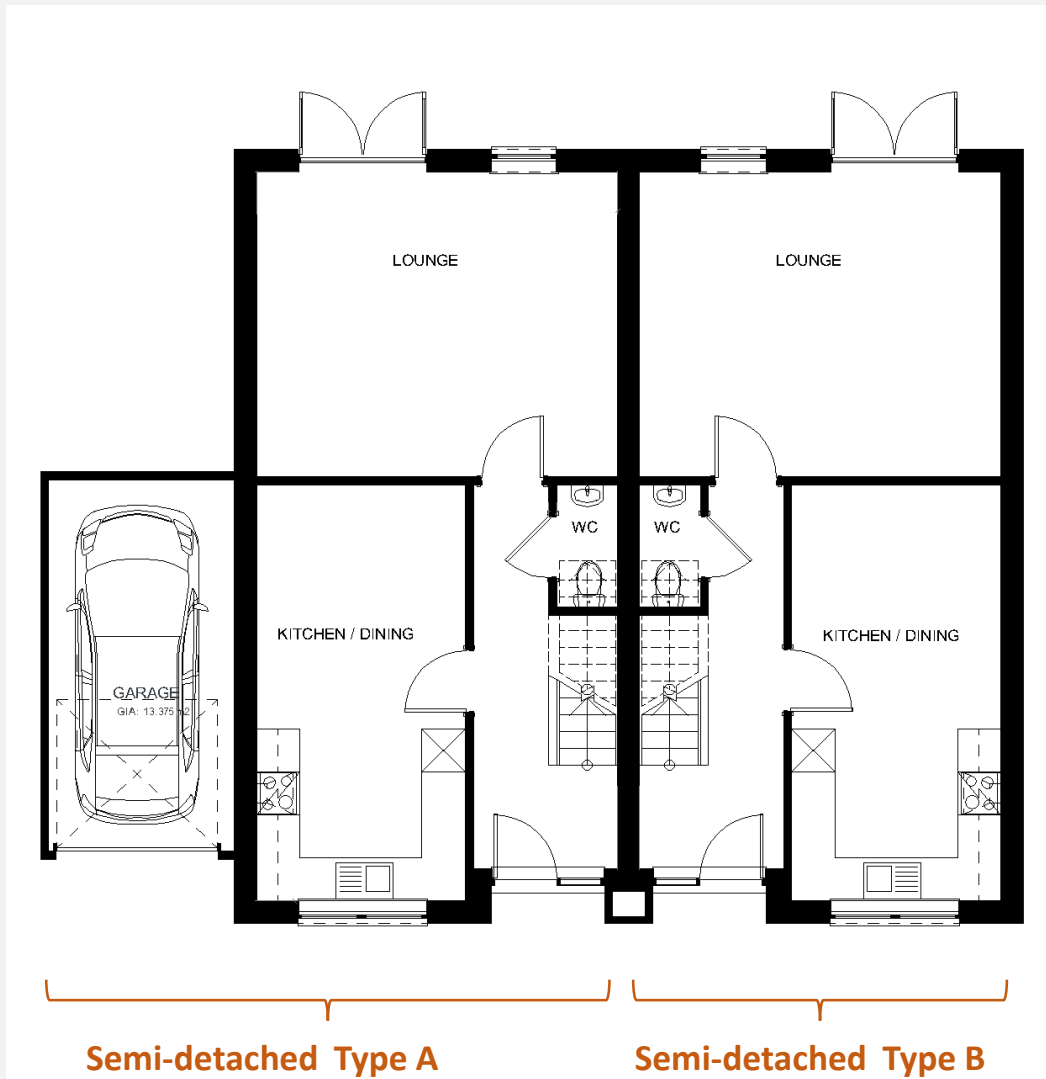




**House Type: Semi- detached  
Type A & Type B**



## Ground Floor:



## Ground Floor:



ROOMS	SIZE (m2)	SIZE (sqft)
Kitchen/Dining	17	182.98
Lounge	21.8	234.65
WC	1.39	14.961
Garage Type A	13.7	147.46



## First Floor:



Semi-detached Type A

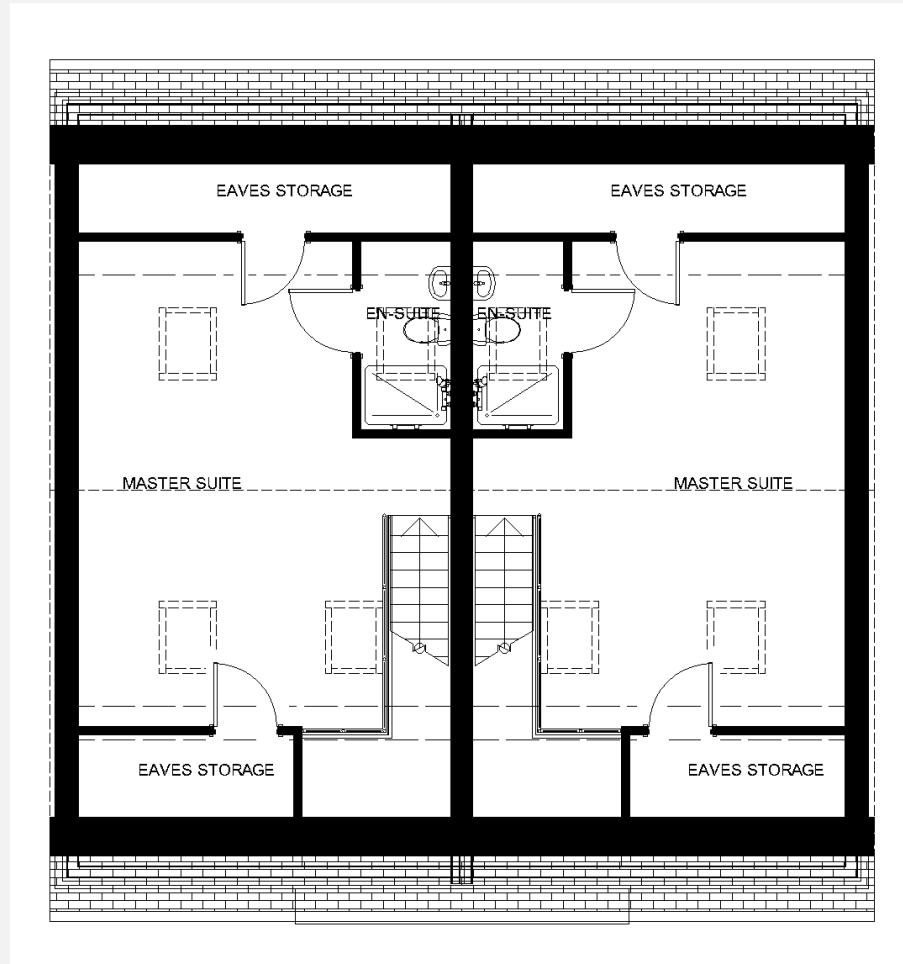
Semi-detached Type B

## First Floor:



ROOMS	SIZE (m2)	SIZE (sqft)
Bedroom -01	11.6	124.8
Bedroom-02	12.3	132.3
Bedroom-03	6.2	66.73
Family Bathroom	4.9	52.74

## Second Floor:



Semi-detached  
Type A

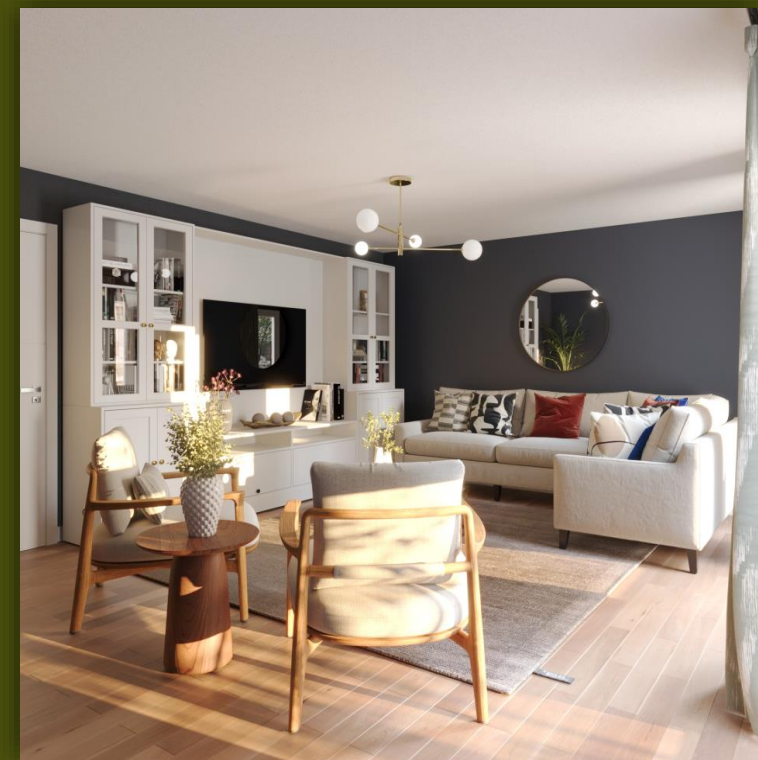
Semi-detached  
Type B

ROOMS	SIZE (m2)	SIZE (sqft)
Bedroom-04	33.64	362.09
En-suite	3.09	33.26

## Second Floor:









**House Type: Detached  
with Garage and Balcony**





## Ground Floor:



## Ground Floor:



ROOMS	SIZE (m2)	SIZE (sqft)
Kitchen/Dining	26.11	281.09
Lounge	18.52	199.34
WC	1.5	16.14
Garage	13.7	147.46



## First Floor:



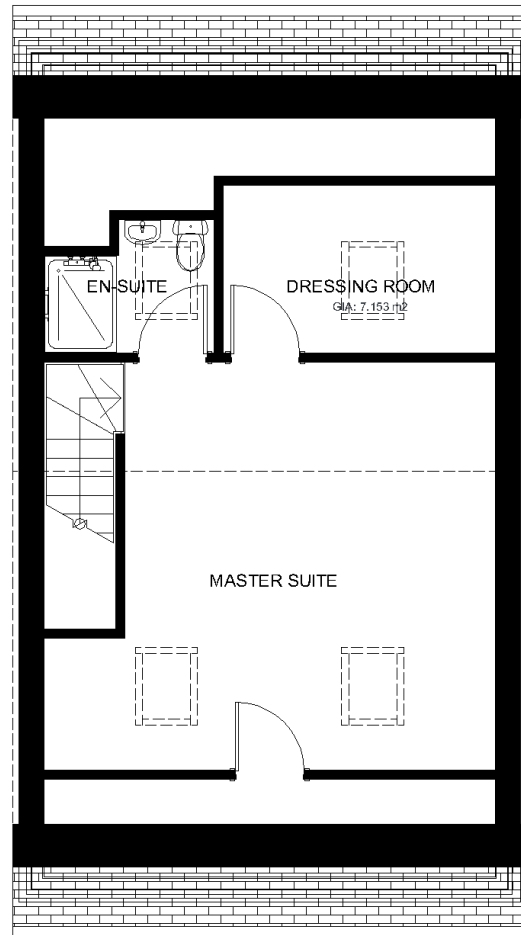
ROOMS	SIZE (m2)	SIZE (sqft)
Bedroom -01	14.08	151.63
Bedroom-02	12.27	132.07
Bedroom-03	7.69	82.77
Family Bathroom	5.22	56.18

## First Floor:





## Second Floor:



ROOMS	SIZE (m2)	SIZE (sqft)
Bedroom-04	28.93	311.39
En-suite	3.14	33.86
Dressing room	7.15	76.99

## Second Floor:





## Unique Features:



**Private Gated Entrance:** Ensuring security and exclusivity, providing a sanctuary for you and your family.

**Ev Charger:** The cable has been provided for each house in order to charge Electric Cars



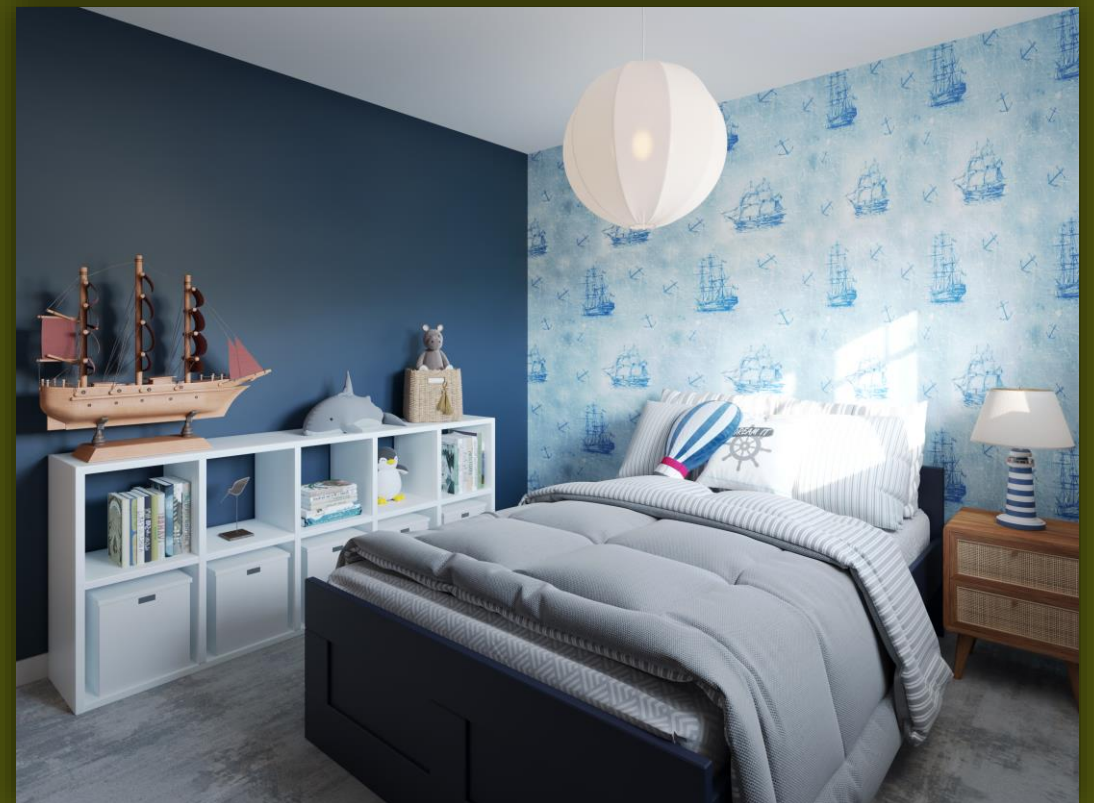
## Communal Area

**Family-Friendly Playground:** Our development features a spacious communal area designed as a family-friendly playground. This safe and inviting space provides children with a perfect environment for play and social interaction, while parents can relax and connect with neighbors. It's an ideal spot for fostering community spirit and ensuring everyone enjoys quality outdoor time.



## Unique Features:

- **Tall Windows:** Flood your living spaces with natural light, enhancing the sense of openness and warmth.
- **Master Bedroom with Skylight:** Wake up to natural light and starry skies, creating an ambiance of serenity.
- **Terrace with Glazed Balustrade:** Enjoy the views and stylish outdoor living spaces.
- **Modern Classic Interiors:** Experience the perfect blend of modern design and innovation in every corner.





## Unique Features:

- Our homes feature stylish kitchens with large windows that maximize natural light and provide easy access to the garden outside.



## Your Sanctuary Awaits:

Experience the epitome of luxury living at our exclusive gated development in Bolton Oldham Street. Whether you choose the semi-detached or detached option, each four-bedroom residence is meticulously designed to exceed your expectations.

Take the first step towards a brighter future. Contact us today to reserve your place in this prestigious community and embark on a journey of timeless elegance and unparalleled comfort.