

# MILLFIELDS

MIDDLETON

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



**ēlan**

HOMES YOU'LL LOVE INSIDE OUT®

A woman with blonde hair is sitting in a large, light-colored armchair, looking out a large window. She is holding a colorful mug and has a brown dog lying on her lap. The window shows a view of green trees outside. A map of the United States is visible on the wall to the left. In the foreground, there are some decorative items, including a string of lights and a small lantern.

# HOMES YOU'LL LOVE INSIDE OUT

HOMES YOU'LL LOVE INSIDE OUT®



## HOMES YOU'LL LOVE INSIDE OUT

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A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.



# THE PERFECT PLACE TO CALL HOME





## MILLFIELDS, MIDDLETON

### DISCOVER THE BEST OF BOTH WORLDS

Middleton lies just 6.5 miles from Manchester city centre, and minutes from the M60 and M62, yet it's surrounded by open countryside in the foothills of the Pennines, with delightful walks along the River Irk and through Alkrington Woods close by.

Which means that Millfields, Middleton offers you the very best of both worlds.

You'll enjoy an easy commute, by road or rail, bus or car, while your children are able to walk to school, with Little Heaton Primary and Our Lady's Roman Catholic High both within easy reach. You'll also be perfectly placed for Bury, Oldham and Rochdale, all around 7 miles away.

From the world-class sports, and shopping, leisure and culture of the city, to the stunning countryside of the Peak District National Park, Middleton puts you right in the middle of everything you need to live life to the full.





## A WELL CONNECTED PLACE TO CALL HOME

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### MIDDLETON HAS SO MUCH TO OFFER

It has a thriving community all of its own, with so much to offer right on your doorstep. Take a leisurely stroll around the extensive grounds of Heaton Park, or go for something a little more active at the new £13m Middleton Arena sports and leisure centre.

Golfers will be spoiled for choice, with four major courses all just a short drive away, including North Manchester Golf Course and Heaton Park, both close to the development, while ramblers have endless options to explore.

Middleton Shopping Centre can save you the trip into the city, with three floors of big-name stores and local independents to choose from, plus there's plenty more to discover in the surrounding area. The town also boasts a great selection of friendly pubs and restaurants, including all your family's favourites.

### MINUTES FROM MANCHESTER

Middleton is just 6.5 miles, from the heart of Manchester, where you'll find exceptional shopping, plus a superb selection of theatres, cinemas, concert halls and more. From the classics at Bridgewater Hall, to music's biggest names at Manchester Arena, there's something for everyone in the city, along with a choice of Premier League football, test cricket at Old Trafford and so much more for sports fans.

Take the kids back in time at the National Football Museum or the Science and Industry Museum, check out the thriving local music scene that produced The Smiths, The Stone Roses and Oasis or take in some culture with the many galleries and exhibitions in the Northern Quarter. With the city so close, you'll never be short of something to do.

# MILLFIELDS MIDDLETON

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



## BEESTON

2 bedroom  
semi-detached  
/ terrace home



## FENWICK

3 bedroom detached  
home with detached  
single garage\*\*



## ROCHESTER SP

4 bedroom detached  
home with integral  
single garage



## HOWDEN

3 bedroom  
semi-detached  
/ terrace home



## ORFORD MAX

3 bedroom  
semi-detached / terrace  
home with detached  
single garage\*\*



## HEBDEN

4 bedroom detached  
home with detached  
single garage



## RIPLEY

3 bedroom  
semi-detached home



## SHELDON

4 bedroom  
detached home



## ASHLEY

4 bedroom  
semi-detached home  
with detached single  
garage\*\*



## AVIEMORE

3 bedroom detached  
home with detached  
single garage



## ALSTON SP

4 bedroom detached  
home with integral  
single garage



## BRANDON

4 bedroom detached  
home with detached  
single garage



## MARFORD SP

3 bedroom detached  
home with integral  
single garage

\*\* Garage to plots 31, 36, 40, 41, 47 & 51 only



Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please speak to your Sales Executive for further details on this development.

# MILLFIELDS SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	Baronial	Regency
<b>KITCHEN</b>		
4 ring gas hob in stainless steel	✓	✓
Built in microwave	X	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood**	✓	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Plumbing for washing machine	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	X	✓
Stainless steel bowl sink with chrome taps	✓	X
Pelmet lighting	✓	✓
Integrated 50/50 fridge freezer	X	✓
Free standing 50/50 fridge freezer	✓	X
<b>BATHROOM AND EN-SUITE</b>		
Towel rail to bathroom+	X	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath+	✓	✓
Choice of wall tiling to bathroom and en-suite /shower rooms*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room+	X	✓

	Baronial	Regency
<b>GENERAL</b>		
White painted interior doors with chrome furniture	✓	✓
Magnolia finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
<b>ELECTRICAL</b>		
External lighting to front	✓	✓
TV point to lounge/family room	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom+	X	✓
TV point to bedroom 1	✓	X
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	X	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room+	X	✓

	Baronial	Regency
<b>SAFETY &amp; SECURITY</b>		
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓
<b>SAVING FEATURES</b>		
High efficiency gas central heating (natural gas)	✓	✓
Double glazed PVCU sealed units with adjustable ventilators to windows	✓	✓

+ Where applicable

\* Subject to build stage

\*\* Integrated extractor hood to all Baronial homes



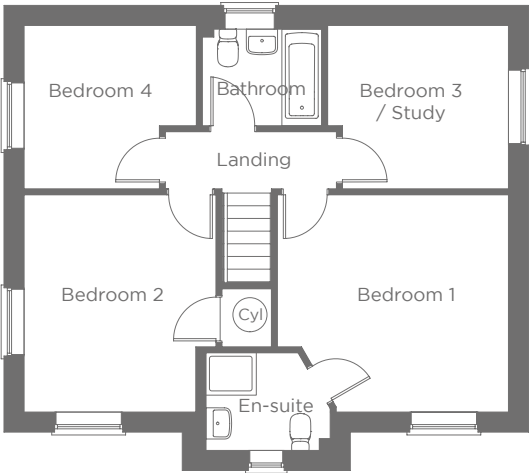
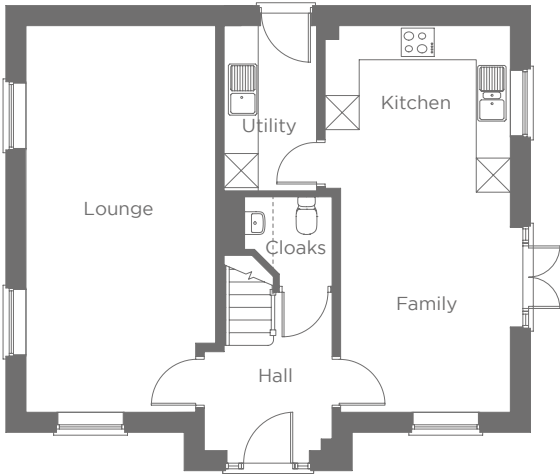
# BRANDON 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



A double-fronted property with plenty of traditional character, this luxurious home has much more going for it than good looks alone.

On the ground floor, a spacious lounge stretches from the front to the rear of the house, with light flooding in from windows front and side. Mirroring this, on the opposite side of the hall, is an expansive kitchen, dining and family room.

Upstairs, there are 2 large bedrooms overlooking the front garden, the master featuring its own en-suite, while, to the back of the house, are 2 further bedrooms plus the family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	6.80m* x 3.34m*	22'4"* x 10'11"*
Kitchen/Family	6.80m* x 3.26m*	22'4"* x 10'8"*
Utility	2.91m* x 1.63m*	9'6"* x 5'4"*
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m* x 3.82m*	13'4"* x 12'7"*
En-suite	2.18m* x 1.72m*	7'2"* x 5'8"*
Bedroom 2	3.82m* x 3.38m*	12'7"* x 11'1"*
Bedroom 3	3.18m* x 2.88m*	10'5"* x 9'5"*
Bedroom 4	3.03m* x 2.88m*	9'11"* x 9'5"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1,298 sq ft

\*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

# ASHLEY 4 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE\*\*\* (REGENCY)

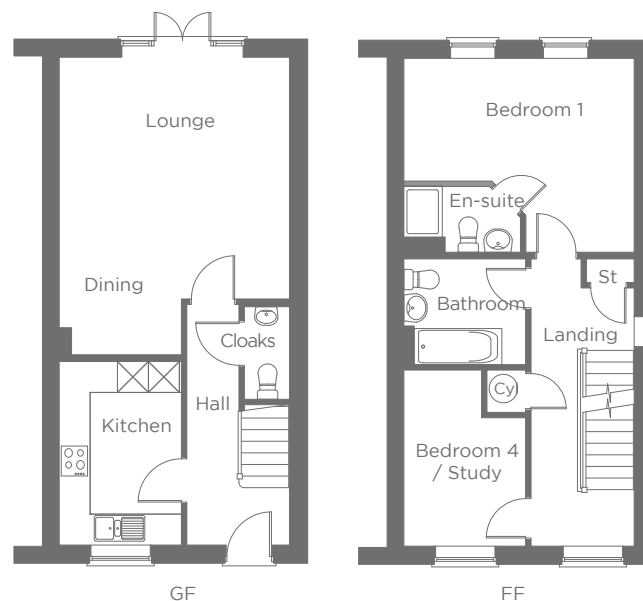


**This attractive 4 bedroom townhouse offers flexible living over 3 floors.**

The ground floor, features a separate kitchen, a cloakroom/wc and an open plan dining/lounge area to the rear of the property with French doors that lead out into the garden.

On the first floor is bedroom 1 with en-suite, the family bathroom and bedroom 4 which could double up as a study.

Up on the second floor is bedroom's 2 and 3 and a shower room.

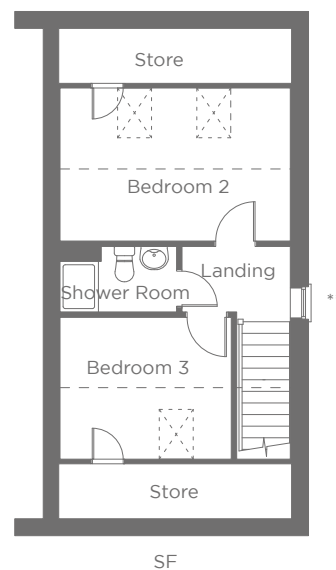


## GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	5.77m* x 4.47m*	18'11"* x 14'8"*
Kitchen	3.56m x 2.37m	11'8"* x 7'9"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.47m* x 3.76m*	14'8"* x 12'4"*
En-suite	2.26m* x 1.28m*	7'5"* x 4'2"*
Bedroom 4/Study	3.42m* x 2.36m*	11'2"* x 7'9"*
Bathroom	2.30m* x 2.05m*	7'6"* x 6'9"*



## SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.47m x 2.97m	14'8" x 9'9"
Bedroom 3	3.32m x 2.75m	10'11" x 9'0"
Shower Room	2.26m* x 1.27*	7'5"* x 4'2"*

Total Area - 1,276 sq ft

\*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 51, 53 & 55 are handed

\*\*Windows to plots 51, 52, 53 & 55 only.

\*\*\*Garage to plot 51 only.

HEBDEN

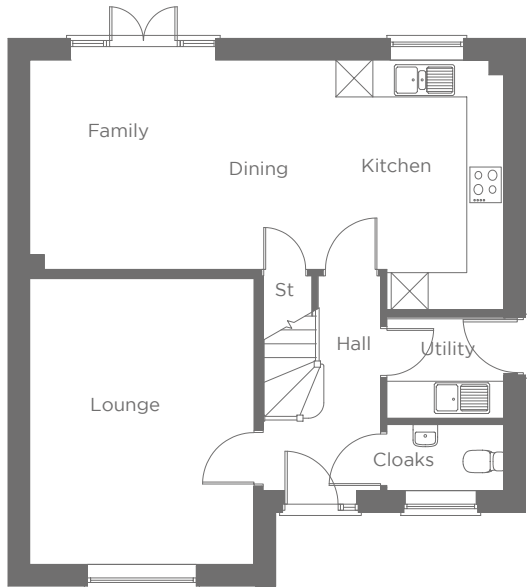
4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The 4 bedroom Hebdon offers a level of luxury that everyone will appreciate, with a host of finishing touches that make a real difference to family living.

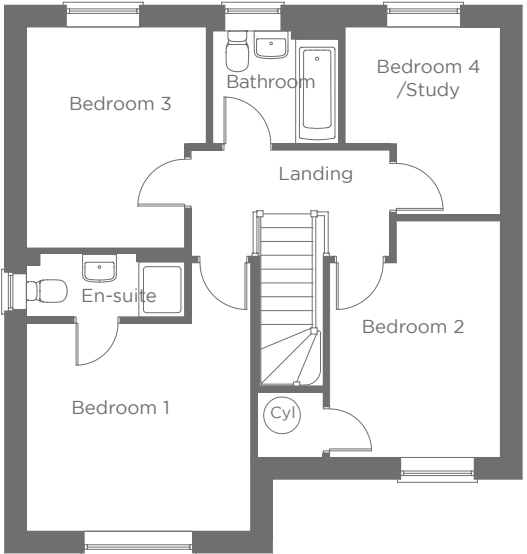
That balance begins downstairs, with a generous, full width family room across the back of your home that will soon become the hub of family life, from the mad rush of breakfast to more relaxed dining together at the end of the day. And when you want a break from the cut and thrust of fast paced family life, you'll find the large separate lounge the perfect place to unwind in peace and quiet.

Upstairs, bedroom 1 has en-suite facilities, plus there are 2 other double bedroom's and a fourth bedroom, which can be used as anything from a nursery to a games room, a study or a spare room, ensuring your home meets all your needs, both now and in the future.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.65m x 3.65m	15'3" x 12'0"
Kitchen/Dining/Family	7.71m* x 4.06m*	25'4"* x 13'4"*
Utility	1.90m x 1.62m	6'3" x 3'6"
Cloakroom	1.90m x 1.08m	6'3" x 3'6"



FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.37m* x 3.65m*	14'4"* x 12'0"*
En-suite	2.58m* x 1.02m*	8'5"* x 3'4"*
Bedroom 2	3.83m* x 2.78m*	12'7"* x 9'1"*
Bedroom 3	3.60m* x 2.93m*	11'10"* x 9'7"*
Bedroom 4/Study	3.07m* x 2.53m*	10'1"* x 8'3"*
Bathroom	2.05m* x 1.84m*	6'9"* x 6'0"*

Total Area – 1,275 sq ft

\*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 58 is handed.



ROCHESTER SPECIAL

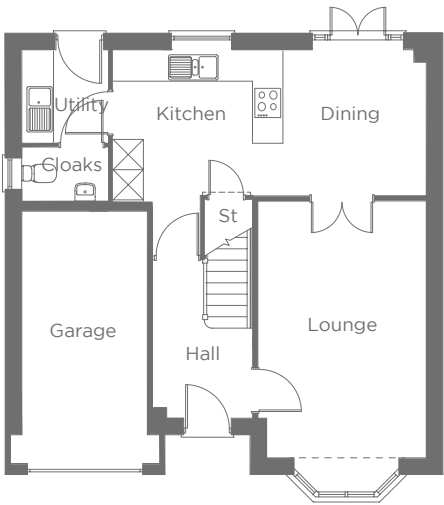
4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Rochester is a substantial 4 bedroom family home of the very highest quality, finished with a level of luxury and attention to detail you only get from Elan.

Details like the French doors that open out from the dining room on to the garden to maximise the light and help to bring the outside in, whilst upstairs the 4 large bedrooms off the central landing ensures there is space for everyone.

This is a home crafted without compromise, from the generous en-suite to bedroom 1, to the large utility room that keeps your kitchen clutter free.



GROUND FLOOR

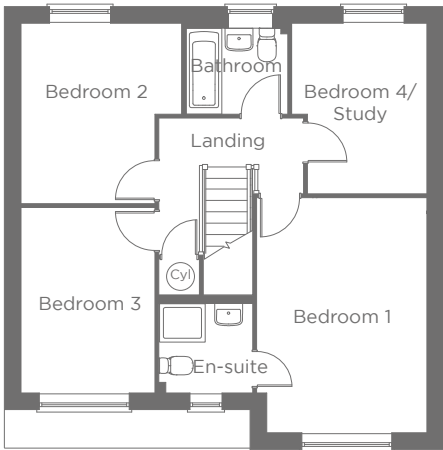
	Metres	Feet/inches
Lounge	5.57m* x 3.28m*	18'3"" x 10'9""*
Kitchen/Dining	6.16m* x 2.89m*	20'3"" x 9'9""*
Utility	1.82m x 1.67m	5'11" x 5'6"
Cloakroom	1.82m x 1.67m	5'11" x 5'6"
Garage	5.01m* x 2.48m*	16'5"" x 8'2""*

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.61m* x 3.31m*	15'2"" x 10'10""*
En-suite	1.82m* x 1.75m*	6'0"" x 5'9""*
Bedroom 2	3.53m x 3.12m	11'7" x 10'3"
Bedroom 3	3.63m x 2.60m*	11'11" x 8'6""*
Bedroom 4	3.34m* x 2.62m*	10'11"" x 8'7""*
Bathroom	1.99m* x 1.70m	6'6"" x 5'7"

Total Area - 1,200 sq ft

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 57 & 60 are handed.

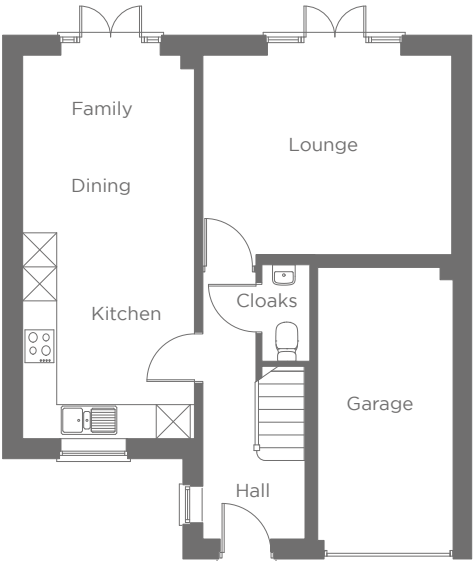
# ALSTON SPECIAL 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Alston Special is a generous house with 4 bedrooms and integral garage.

Off the main hall, which has a handy under stairs cloakroom, is the large kitchen/dining/family room with French doors leading onto the garden. The lounge is at the rear of the house and has large French doors to maximise the light, helping bring the outside in.

The upstairs is well laid out with the 4 bedrooms lying off the central landing. Bedroom 1 has its own en-suite whilst the other 3 bedrooms are served by the family bathroom located at the top of the stairs.



## GROUND FLOOR

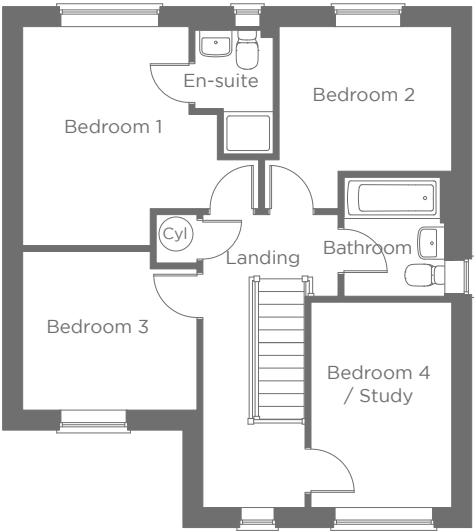
	Metres	Feet/inches
Lounge	4.39m x 3.52m	14'5" x 11'6"
Kitchen/Dining/Family	6.76m x 3.03m	22'2" x 9'11"
Cloakroom	1.70m x 0.84m	5'7" x 2'9"
Garage	4.84m x 2.39m	15'10" x 7'10"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.89m* x 2.93m	12'9"* x 9'7"
En-suite	2.18m* x 1.38m*	7'2"* x 4'6"*
Bedroom 2	3.21m* x 3.04m	10'6"* x 10'0"
Bedroom 3	3.07m* x 2.80m*	10'1"* x 9'2"*
Bedroom 4/Study	3.70m x 2.46m	12'1" x 8'1"
Bathroom	2.10m* x 1.84m*	6'11"* x 6'0"*

Total Area - 1,149 sq ft

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 4 is handed.

# SHELDON

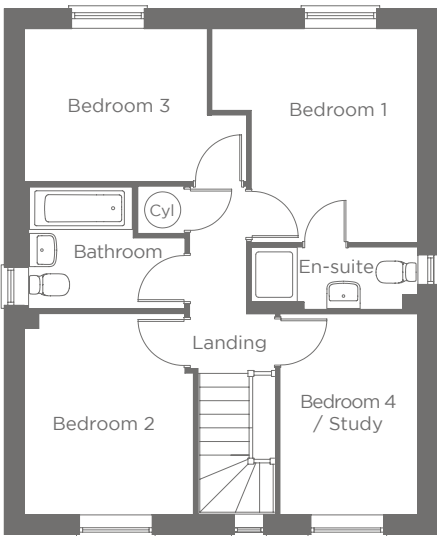
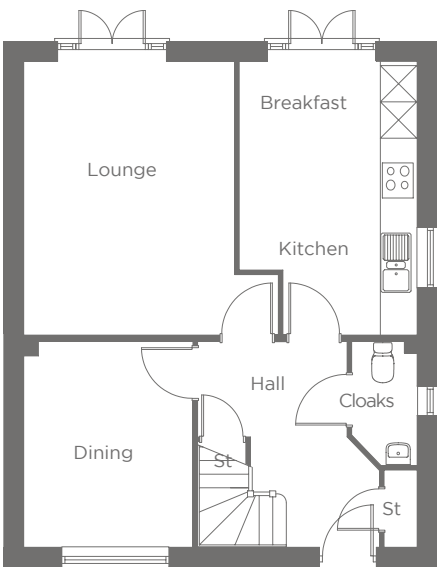
4 BEDROOM DETACHED HOME (REGENCY)



This elegant 4 bedroom home offers well planned living accommodation throughout.

The ground floor consists of a kitchen/breakfast room with French doors opening out into the garden, a separate dining room to the front of the house, a spacious lounge also with French doors leading to the rear garden and a cloakroom.

Upstairs bedroom 1 boasts an en-suite, plus there are 3 further bedrooms and a family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	4.47m* x 3.45m*	14'8" x 11'4"
Kitchen/Breakfast	4.47m* x 2.90m*	14'8" x 9'6"
Dining	3.36m x 2.76m	11'0" x 9'1"
Cloakroom	2.02m* x 1.04m*	6'7" x 3'5"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.49m* x 3.36m*	11'6" x 11'0"
En-suite	2.71m* x 1.00m*	8'11" x 3'3"
Bedroom 2	3.28m* x 2.76m*	10'9" x 9'1"
Bedroom 3	2.99m* x 2.49m*	9'10" x 8'2"
Bedroom 4/Study	3.28m x 2.23m	10'9" x 7'4"
Bathroom	2.56m* x 2.00m*	8'5" x 6'7"

Total Area - 1,125 sq ft

\*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 16, 49 & 65 are handed.



ORFORD MAX

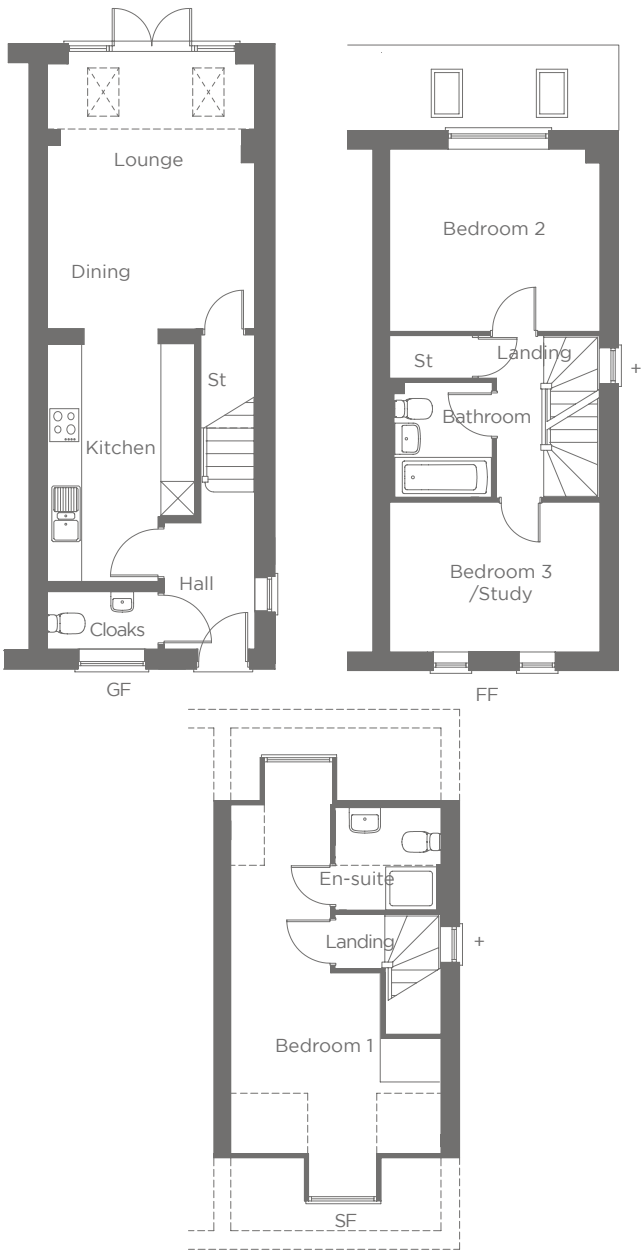
3 BEDROOM SEMI-DETACHED / TERRACE HOME WITH DETACHED SINGLE GARAGE\*\* (REGENCY)



The Orford Max takes 3 bedroom living to whole new heights, with 3 floors giving enough space for three generous double bedrooms, including a bedroom suite with separate dressing area. This flexible layout means you can either create a sanctuary for yourself, rising above the hustle and bustle of family life, or tuck away the teens upstairs with their own personal space.

To the ground floor, you'll find an open plan living/dining area that will form the hub of family life, with French doors opening out to the garden beyond adding to the sense of space. The kitchen comes fully fitted, complete with high quality built-in appliances, and there is a downstairs cloakroom for your convenience.

Compact yet surprisingly spacious, the Orford Max is a home designed with families in mind.



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	4.66m x 3.65m	15'4" x 12'0"
Kitchen	4.19m* x 2.59m*	13'8"* x 8'6"*
Cloakroom	1.94m x 1.02m	6'5" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 2	3.65m x 3.17m	12'0" x 10'5"
Bedroom 3/Study	3.65m x 2.59m	12'0" x 8'6"
Bathroom	2.01m x 1.70m	6'7" x 5'7"

SECOND FLOOR

	Metres	Feet/inches
Bedroom 1	6.03m* x 3.62m*	19'10"* x 11'11"*
En-suite	1.83m x 1.79m	6'0" x 5'10"

Total Area - 1,030 sq ft

\*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

\*\*Plots 31, 36, 40 & 41 have detached single garage  
+Windows to plots 30, 31, 32, 34, 35, 37, 39, 40 & 41 only

FENWICK

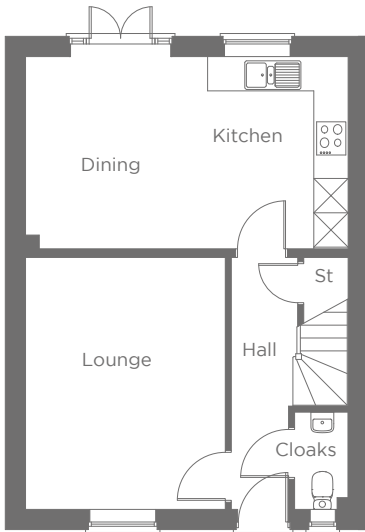
3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE\*\* (REGENCY)



The Fenwick is a charming 3 bedroom family property with the finest of finishing touches throughout.

On the ground floor life centers on the large open plan kitchen/ dining room which has French doors leading out to the garden. It is an ideal space for everyday living or formal get-togethers.

Upstairs, the spacious bedroom 1 comes complete with en-suite, with bedroom 2 equally generous. There’s also a family bathroom and a third bedroom.



GROUND FLOOR

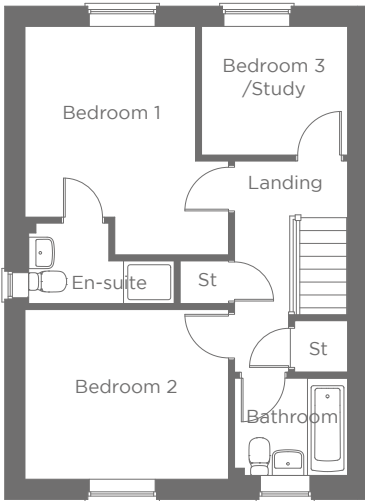
	Metres	Feet/inches
Lounge	4.40m x 3.49m	14'5" x 11'5"
Dining/Kitchen	5.64m x 3.36m	18'6" x 11'0"
Cloakroom	1.70m x 0.94m	5'7" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m* x 2.98m*	13'1" x 9'9"*
En-suite	2.54m* x 1.41m*	8'4" x 4'7"*
Bedroom 2	3.56m x 2.96m	11'8" x 9'9"
Bedroom 3/Study	2.55m x 2.25m	8'4" x 7'5"
Bathroom	1.98m x 1.70m*	6'6" x 5'7"*

Total Area - 975 sq ft

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

\*\*Single garage to 47 only  
Plots 1 & 47 are handed.

# MARFORD SPECIAL

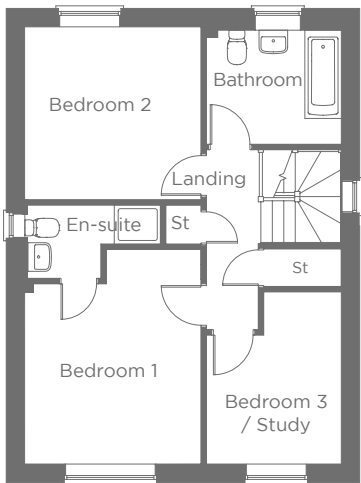
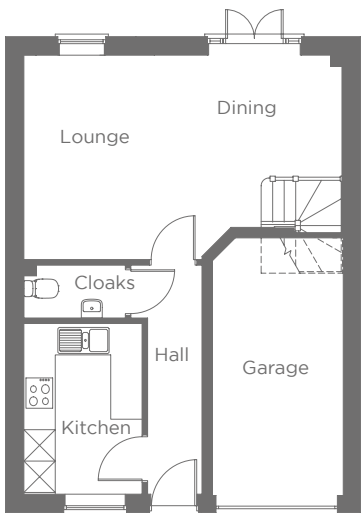
3 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Marford Special is a lovely family home, beautifully planned to maximise all available space and features a single garage.

The super smart kitchen and convenient cloakroom are positioned towards the front of the house, while stretching across the rear of the property is a spacious lounge/dining area with French doors leading to the garden.

Upstairs, off the landing, is bedroom 1 with en-suite; plus 2 more bedrooms, one of which could be utilised as a study; plus a family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	6.08m* x 3.93m*	19'11"* x 12'11"*
Kitchen	3.26m x 2.26m	10'8" x 7'5"
Cloakroom	1.94m x 1.01m	6'4" x 3'4"
Garage	4.92m x 2.50m*	16'2" x 8'2"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.13m* x 3.39m*	13'7"* x 11'1"*
En-suite	2.54m* x 1.41m*	8'4"* x 4'7"*
Bedroom 2	3.39m x 3.32m	11'1" x 10'11"
Bedroom 3/Study	3.30m* x 2.59m*	10'10"* x 8'6"*
Bathroom	2.59m x 2.21m	8'6" x 7'3"

Total Area - 970 sq ft

\*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 22, 23 & 48 are handed.



# AVIEMORE

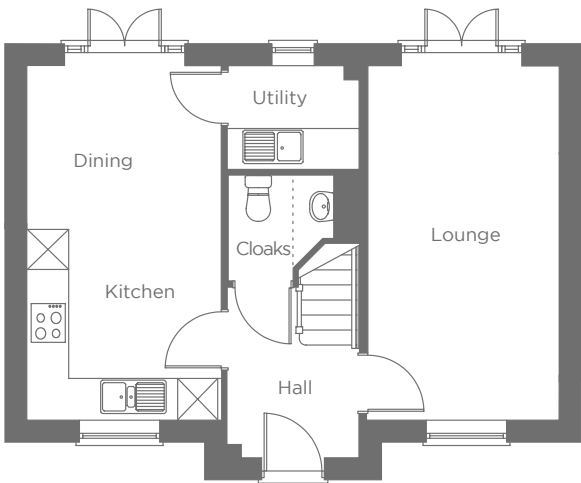
3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Aviemore is an impressive 3 bedroom home which boasts an attractive dual aspect design, offering a traditional appearance.

The format on the ground floor includes a spacious lounge, a cloakroom and an open-plan kitchen/dining room with French doors that lead out into the garden plus a utility room.

Upstairs are 3 bedrooms and a contemporary family bathroom. Bedroom 1 also benefits from an en-suite.



## GROUND FLOOR

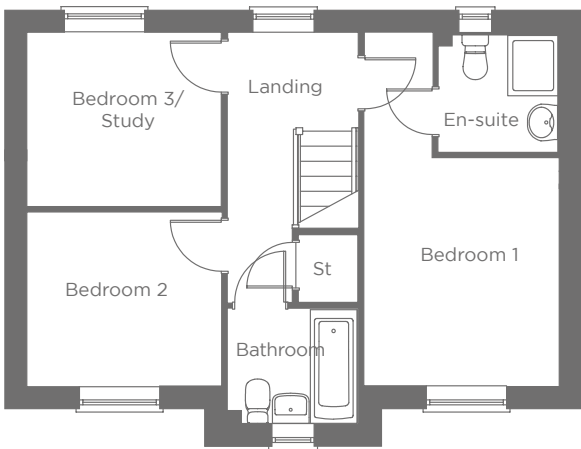
	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m x 1.57m*	5'2" x 5'2"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.39m x 2.88m*	11'1" x 9'5"*
En-suite	1.76m x 1.71m	5'9" x 5'7"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

Total Area – 933 sq ft

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

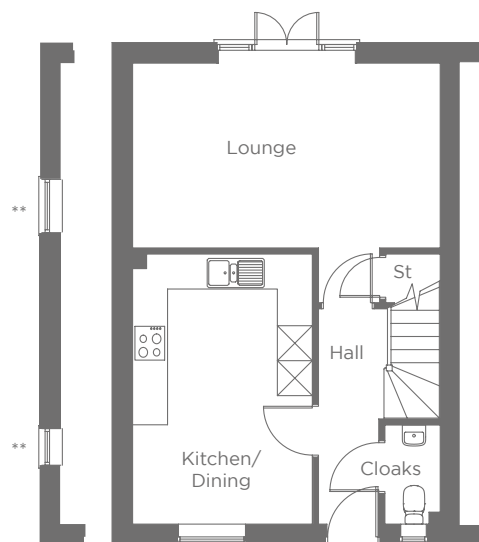
# RIPLEY 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Ripley is a well appointed home ideal for growing families, downsizers or young professionals.

At the front of the property is the large U-shaped kitchen with modern integrated appliances and dining area. Off the hall, with its handy cloakroom, is the spacious lounge with French doors that open onto the rear garden, helping to bring the outside in.

Upstairs there are 3 good sized bedrooms and a family bathroom. Bedroom 1 with its en-suite is situated at the rear for added peace and comfort.



## GROUND FLOOR

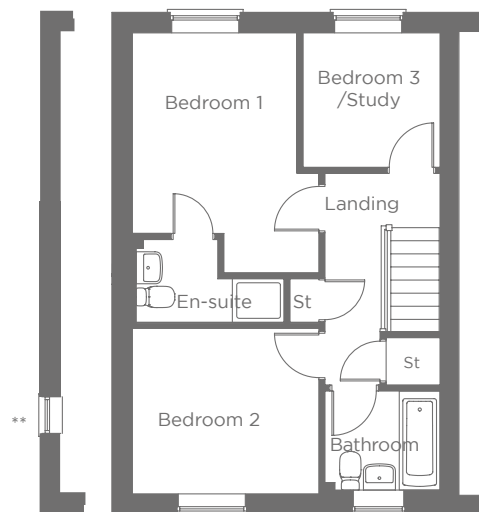
	Metres	Feet/inches
Lounge	5.28m x 3.17m	17'4" x 10'5"
Kitchen/Dining	4.64m x 3.09m	15'2" x 10'1"
Cloakroom	1.70m x 0.95m	5'7" x 3'1"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.12m* x 2.83m	13'6" * x 9'3"
En-Suite	2.54m* x 1.42m*	8'4"* x 4'8"*
Bedroom 2	3.20m x 2.84m	10'6" x 9'4"
Bedroom 3/Study	2.35m x 2.31m	7'9" x 7'7"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 913 sq ft

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 3, 11, 15 & 18 are handed.

\*\*Windows to plot 14 only.

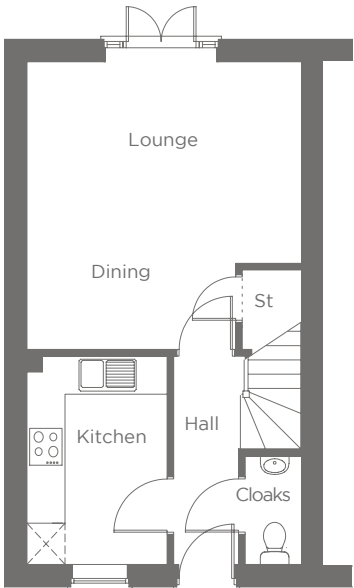
# HOWDEN

3 BEDROOM SEMI-DETACHED / TERRACE\*\* HOME (BARONIAL)



Walk through the front door of this lovely home and you enter a welcoming hallway. Off which you'll discover a smart kitchen and convenient cloakroom to the front of the house. Plus, at the rear of the property is a spacious lounge and dining area with French doors leading to the garden.

Upstairs there is a landing that leads to a good sized bedroom 1, 2 more bedrooms, one of which will make a great study or childrens bedroom; plus a family bathroom.



## GROUND FLOOR

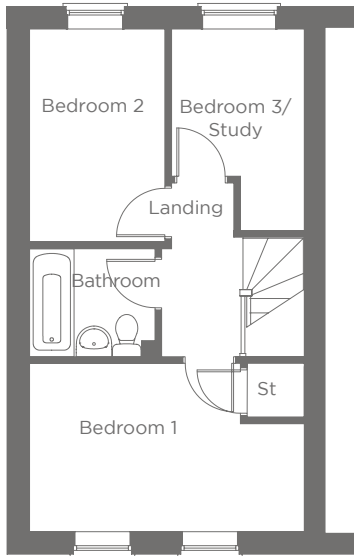
	Metres	Feet/inches
Lounge/Dining	4.53m* x 4.32m*	14'10"* x 14'2"*
Kitchen	3.28m x 2.21m	10'9" x 7'3"
Cloakroom	1.70m x 0.89m	5'7" x 2'11"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.32m* x 2.65m*	14'2"* x 8'0"*
Bedroom 2	3.35m x 2.13m	11'0" x 7'0"
Bedroom 3/Study	3.17m* x 2.09m*	10'5"* x 6'10"*
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area – 750 sq ft

\*Indicates maximum dimension.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 9, 27 & 46 are handed.

\*\*Plot 5, 62 & 63 are terrace homes.



BEESTON

2 BEDROOM SEMI-DETACHED / TERRACE\*\* HOME (BARONIAL)

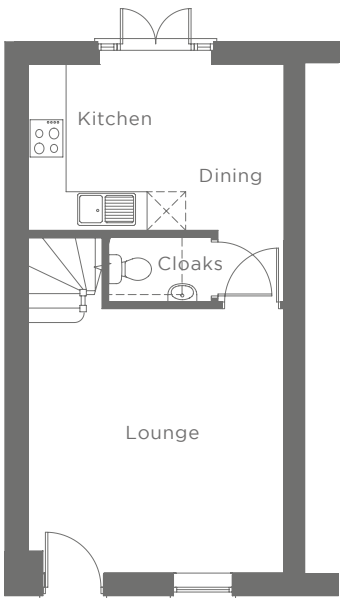


Ideal when you're starting out, or when you're starting a family, the Beeston 2 bedroom home is simplicity itself, and is as easy to manage as it is to afford.

Smart design to the ground floor gives you everything you need without wasting space on anything you don't, maximising the size of the lounge and kitchen/dining room, while still finding room for a downstairs cloakroom.

Upstairs, 2 generous bedrooms provide space for sharing to cut costs, an office to work from home, a nursery, a gym or whatever else you need to live your life your way.

So perfectly practical it's practically perfect, the Beeston is the ideal first step to home ownership.



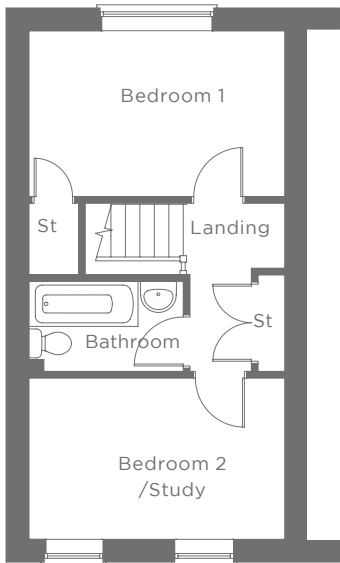
GROUND FLOOR

	Metres	Feet/inches
Lounge	4.11m x 3.99m	13'6" x 13'1"
Kitchen/Dining	3.99m x 2.58m	13'1" x 8'6"
Cloakroom	1.60m x 1.01m	5'3" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m x 2.58m	13'1" x 8'6"
Bedroom 2/Study	3.99m x 2.51m	13'1" x 8'3"
Bathroom	2.40m x 1.40m	7'11" x 4'7"

Total Area – 692 sq ft



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 7, 20, 21, 25, 29 & 43 are handed.  
\*\*Plots 6,7, 19, 20, 21 & 61 are terrace homes.



## GREEN SPACE, LIVING SPACE, YOUR SPACE

### BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.  
Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.



## OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hours emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984).



## SPORTS

- 1 David Lloyd
- 2 Middleton Gymnastics Club
- 3 Bowlee Park Sports Centre
- 4 North Manchester Golf Club
- 5 Rhodes Bowling Club
- 6 Xercise4Less Manchester
- 7 Middleton Sub Aqua Club
- 8 Alkington Tennis & Social Club

## ARTS

- 9 Heaton Park
- 10 Heaton Hall
- 11 Heaton Park Tramway Transport Museum
- 12 Blackley Forest
- 13 Alkington Woods Nature Reserve

## SHOPS

- 14 Sainsbury's
- 15 Tesco Superstore
- 16 Tesco Express
- 17 Iceland
- 18 Aldi

## BARS & RESTAURANTS

- 19 Same Yet Inn
- 20 The Farmers Arms
- 21 Wilton Arms Hotel
- 22 Carters Arms
- 23 Fortuna Chinese
- 24 The Middleton Archer
- 25 The Joiners Arms
- 26 The Lancashire Fold
- 27 Thornberries Bar & Grill
- 28 Beefeater Heaton Park

## LIFESTYLE

- 29 H&K Taxi Manchester
- 30 Connect Cars
- 31 Airport UK Cars
- 32 Middleton Arena
- 33 Middleton Library

## EDUCATION

- 34 Little Heaton C of E Primary
- 30 Parkfield Primary
- 31 St Peter's RC Primary
- 32 Alkington Primary
- 33 Our Lady's RC High School
- 34 Mead Hill School



## DESTINATIONS

Manchester		6.5 miles
Ashton-under-Lyne		7.7 miles
Bury		9.5 miles
Rochdale		11.5 miles
Manchester Airport		20.5 miles

## MILLFIELDS

BOOTHROYDEN ROAD  
MIDDLETON  
M24 4RY

T: 0161 826 5505

E: [millfields.sales@elan-homes.co.uk](mailto:millfields.sales@elan-homes.co.uk)  
[elan-homes.co.uk/millfields/](http://elan-homes.co.uk/millfields/)

All information correct at time of printing

## ELAN HOMES LTD

Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ  
T: 0845 481 8801 F: 0845 481 8802 W: [elan-homes.co.uk](http://elan-homes.co.uk)

