

MOSELEY GARDENS

NEW 4-BEDROOM TOWNHOUSES IN FALLOWFIELD

CONTEMPORARY, CONSIDERED LIVING





Moseley Gardens is an opportunity to own one of two brand new family homes in one of South Manchester's prime residential locations.

Each of these two four-bedroom semi-detached properties has been designed from the ground up with the highest standards of family living in mind. Clean modern lines and earthy, warm colour choices are complemented by swathes of natural light provided by the exceptional window sizes upstairs and down.

The result is a contemporary, considered living space at the heart of an exclusive development.



BRIGHT. BOLD. BEAUTIFUL.

Thanks to a unique opportunity to develop space on this exclusive street, residents at Moseley Gardens can enjoy an exceptional balance of privacy and proximity to the best that Fallowfield has to offer.

Both houses have been built to a high specification, and elegant design touches and quality furnishing can be found across all three storeys. The open plan kitchen and living room are connected by a stunning Amtico wood textured herringbone floor.

Sourced from leading brands, the quality kitchen includes a three-seater breakfast bar and sophisticated grey and white colour-scheme that makes the most of the natural light pouring through the French patio doors. These doors help to

connect inside and out beautifully, and the established garden spaces to the rear are complemented by room for two cars in front of both properties.

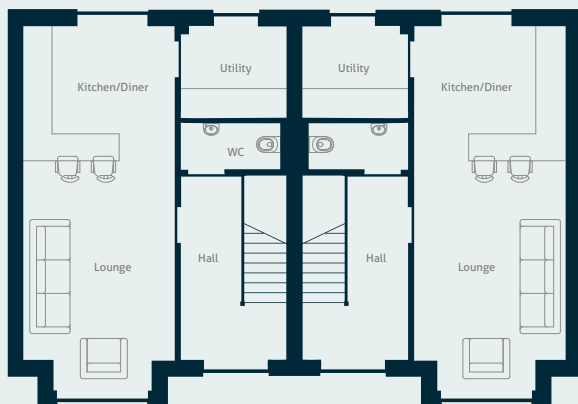
First and second floors

The first floor is where you will find the master bedroom and en suite, along with a second bedroom and a spacious fully tiled bathroom. Above that the third floor has two more bedrooms and storage, ensuring the best use of all available space. High performance, long-lasting uPVC windows in a dark grey finish externally can be found throughout both properties, for superior sound and heat insulation, along with blackout blinds within Velux brand skylights on the third floor.



FLOORPLANS

GROUND FLOOR



Kitchen / Diner	3.35 x 3.00m
Lounge	3.35 x 5.12m (max.)
Utility	2.35 x 2.03m
WC	2.20 x 1.00m
Hall	2.35 (max.) x 4.11m

FIRST FLOOR



Bedroom 1	3.35 x 3.35m
Bedroom 2	3.35 x 3.28m (max.)
En suite	3.20 x 1.23m
Bathroom	2.33 x 1.96m
Landing	2.35 (max.) x 5.20m

SECOND FLOOR



Bedroom 3	4.56 x 3.18m
Bedroom 4	3.38 x 3.18m
Store	2.35 x 1.53m
Landing	2.35 (max.) x 1.53m (max.)





DETAIL IN DESIGN

We use high-quality materials and appliances throughout all our developments, and partner with specialist installers for key items.

Kitchen and Utility Room

- High spec kitchen units with solid white worktops
- Integrated full height AEG fridge
- Integrated full height AEG freezer
- Integrated Neff oven
- Integrated Neff combi microwave
- Neff induction hob with Luxair extractor
- Integrated dishwasher
- Plumbing for separate washing machine and drier in utility room
- Amtico floor finish (different colour options available)

Bathroom, En-suite and WC

- Fully tiled floor and walls (different colour and finish options available)
- Chrome Grohe taps and mixers (matt black option available)
- White Roca sanitary ware
- Roca vanity unit (different colour options available)

Doors and Woodwork

- Satin white painted internal doors (different colour and finish options available)
- Satin white painted profiled skirting and architraves throughout

Any options stated are subject to reserving the property within sufficient time for them to be ordered, and installed in line with the construction programme, for further details please speak to the Selling Agent

SOUTHERN COMFORT

Fallowfield is one of the best-known and best-loved areas in South Manchester, offering its own unique blend of relaxed family character and lively bar culture.

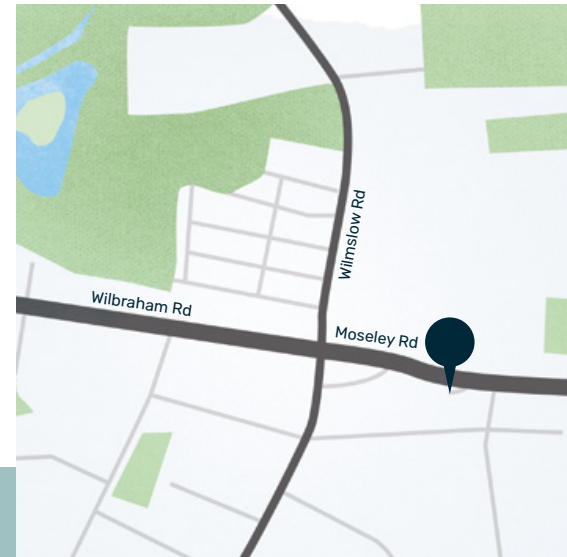
The leafy surroundings are filled with fantastic examples of Mancunian architecture from the last 150 years, and there's plenty of green space to explore, including Platt Field's park just a short walk away.

Head into the centre of Fallowfield and you'll find a host of bars, restaurants and cafés to satisfy all manner of tastes. From live comedy to local festivals, it's one of the most vibrant spots the southern corridor has to offer.

Venture further afield and you won't find it hard to get to the rest. Moseley Gardens is just a 5 minute walk from one of the best-served bus routes in the country, so you can easily hop into the city via Rusholme's world-famous Curry Mile and the equally celebrated university and innovation campus.

Head in the opposite direction and Withington, East Didsbury and West Didsbury all offer even more suburban indulgence with their constantly growing choice of pubs, bars, delis, cafés and restaurants.

And if you want to extend your escape, the Mersey's lush river walks and some fabulous surrounding countryside are a short drive away, along with Manchester Airport for even bigger adventures.





GET IN TOUCH

For enquiries, please contact:



0161 432 0432

sales@joulesestateagents.com