



Parklands, Audenshaw

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HOMES

# The home you've been searching for



A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Parklands, Audenshaw.

## Parklands, Audenshaw

Under five miles from the centre of Manchester, yet just ten miles from the Peak District beauty of Glossop, Parklands in Audenshaw gives you the very best of both worlds, making it easy to get to work, yet just as simple to escape to the great outdoors and breathtaking beauty of Derbyshire. This exclusive, executive development of just 17 high class four bedroom detached homes is the ideal suburban refuge for you and your family, with a primary school right on your doorstep to make life even easier.

## Designed down to the last detail

We put great care and attention to detail into all the homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor-make your home just the way you want it.

# Audenshaw the best of both worlds

Audenshaw enjoys excellent commuter links, just under five miles from Manchester, yet it's a world away from the city stress. Surrounded by the beauty of local reservoirs yet close to the shops and services of Ashton under Lyne and Droylsden, Parklands has something for everyone.

## Going Out

Audenshaw offers a wealth of entertainment opportunities on both a large and small scale, from local theatres, such as the Guide Bridge Theatre and Droylsden Theatre, to international venues, such as Manchester's Apollo, MEN Arena, Opera House and Bridgewater Hall - home of the Halle Orchestra. Closer to home, here are a couple of local eateries to try, from a traditional pub to a highly recommended Indian restaurant, both within easy reach of the development:

Indian Plaza, 90 Audenshaw Road,  
Audenshaw M34 5HP  
0161 371 7474

Fairfield Arms, 92 Manchester Road,  
Audenshaw M34 5GB  
0161 371 1331

## Sport and Leisure

Manchester is a city proud of its place on the national sporting stage, the city boasts two Premier League football clubs, test cricket and international cycling. For those who would rather take part there is Fairfield Golf and Sailing Club nearby, along with Denton Golf Course. Ashton Canal offers fascinating walks as part of the Cheshire Ring Canal Walks, and there are endless walking, climbing and leisure opportunities in the Peak District National Park, just a short drive to the east.

## Shopping

The development is well served by local shops, while both Droylsden and Ashton under Lyne have modern shopping centres with major names. For a more serious shopping trip, Manchester City Centre is just ten minutes away by train, offering a modern, high quality shopping experience with flagship stores such

as House of Fraser and Harvey Nichols. The famous Trafford Centre is also within easy reach, either via the ring road, or direct across the city.

## Transport

Parklands is just off the A635 Manchester Road, a major artery into the city centre, with regular buses into all parts of the city. Alternatively, nearby Fairfield Station speeds you into the heart of Manchester in just ten minutes. The M60 Manchester ring road is just a couple of minutes drive away, giving access to the M6, M62 and Manchester Airport. The M67 is also close by, which becomes the spectacular A57 Woodhead Pass through the Peak District.

## Something Different

You can choose between carefully controlled adventure and the real thing from your base in Audenshaw. Head west to the Trafford Centre and you can enjoy the thrills of Aerial Extreme high ropes adventure course, or Chill Factor's massive ski slopes and slides. Alternatively, head east, and you can enjoy the real thing, with endless adventures in the Peak District National Park. Whichever direction you take, you'll never be bored living in Parklands.

## Healthcare

Dentist  
Mr Harrison, 102 Denton Road,  
Audenshaw M34 5BD  
0161 336 3649

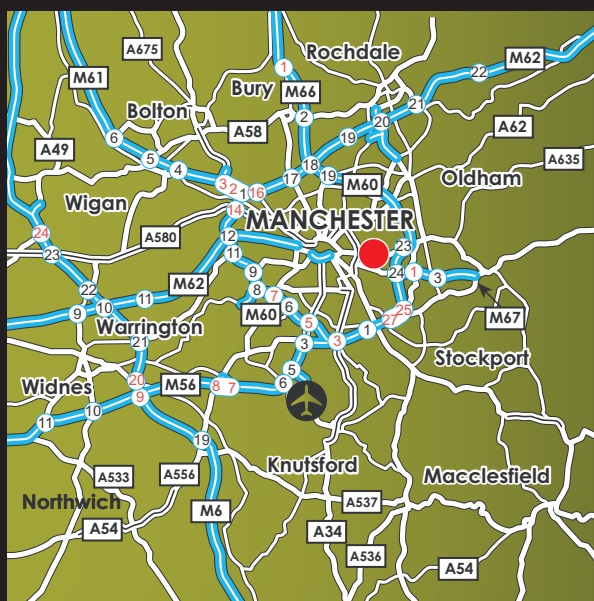
Doctors  
Castlefield Clinic, 11 Manchester Road,  
Audenshaw M34 5PZ  
0161 370 9539



## Parklands

Audenshaw Road, Audenshaw M34 5PT

Call 0845 250 8676



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## Specification

# Specification

Regency

## Kitchen

Choice of quality fitted kitchen with laminate worktop and upstands	✓
Built-in single electric oven	✓
Gas hob and canopy style cooker hood in stainless steel	✓
Plumbing for washing machine	✓

## Bathroom and En-suite

Contemporary white bathroom suite with chrome taps	✓
Thermostatically controlled shower in en-suite	✓
Choice of wall tiling to bathroom and en-suite*	✓
En-suite to master bedroom	✓

## General

White painted interior doors with chrome furniture	✓
Downstairs cloakroom	✓
Magnolia finish to all walls	✓
Smooth finish to all ceilings	✓

## Electrical

TV point to lounge	✓
TV point to master bedroom and bedroom 2	✓
Telephone point to lounge/hall	✓
Shaver socket to en-suite/bathroom*	✓
Additional electrical fittings in bedroom 4/office	✓
External lighting front & back	✓

## Energy Saving Features

Gas central heating	✓
PVCu double glazed sealed units with adjustable ventilators to windows*	✓
Air source heat pumps (plots 3 and 5 only)	✓

## Safety and Security

Alarm wiring installed	✓
High security patio/French doors with lockable handles to windows*	✓
Interconnected smoke detectors*	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year NHBC Warranty	✓

## Key

- ✓ Standard
- ✗ Customer extra
- \* Where applicable

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

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