



OLD HOUSE AT HOME

PHILIP JAMES
KENNEDY

Welcome
HOME





AN EXCLUSIVE COLLECTION OF
exceptional and stylish homes

Attention has been lavished on these fashionable properties with beautifully crafted interiors finished with contemporary elevations.

The highly creative and innovative living spaces offer luxury accommodation which is light and airy with high specification finishes which can be tailored to your individual wants and the needs of your family.

The select homes will be nestled within strolling distance to fashionable West Didsbury village and the green space of Cavendish Park.

Twelve

4 | 5 Bedroom Homes

Burton Road

WEST DIDSBURY



Ground FLOOR

OLD HOUSE AT HOME



TYPE D
3 Floor Town House
Terrace Gable End

TYPE B
3 Floor Town House
Terrace

TYPE C
3 Floor Semi-detached
Houses

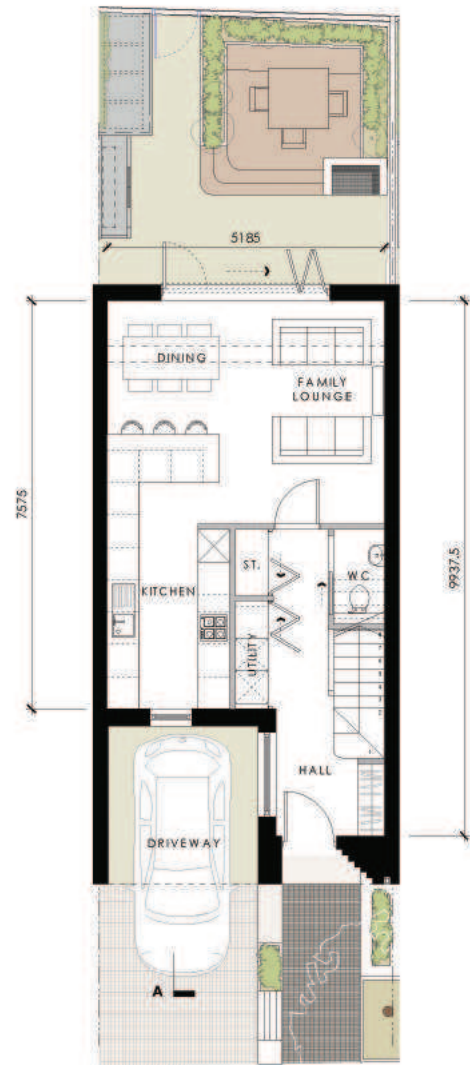
TYPE A
3 Floor Town House
Terrace

TYPE A (variant)
3 Floor Town House
Terrace Gable End

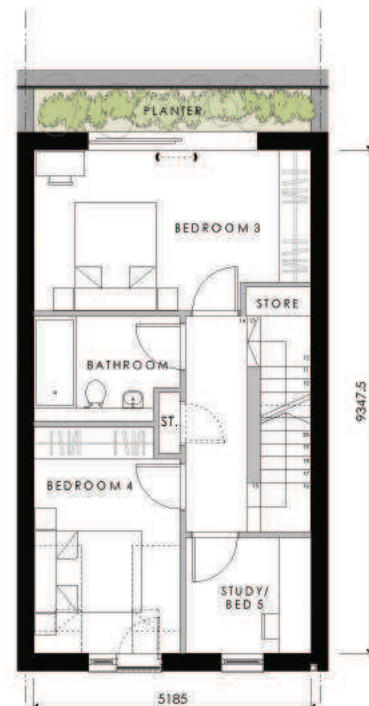
TYPE A *Green*

3 Floor Town House | Terrace

4/5 bedrooms
1 bathroom 2 W/C



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

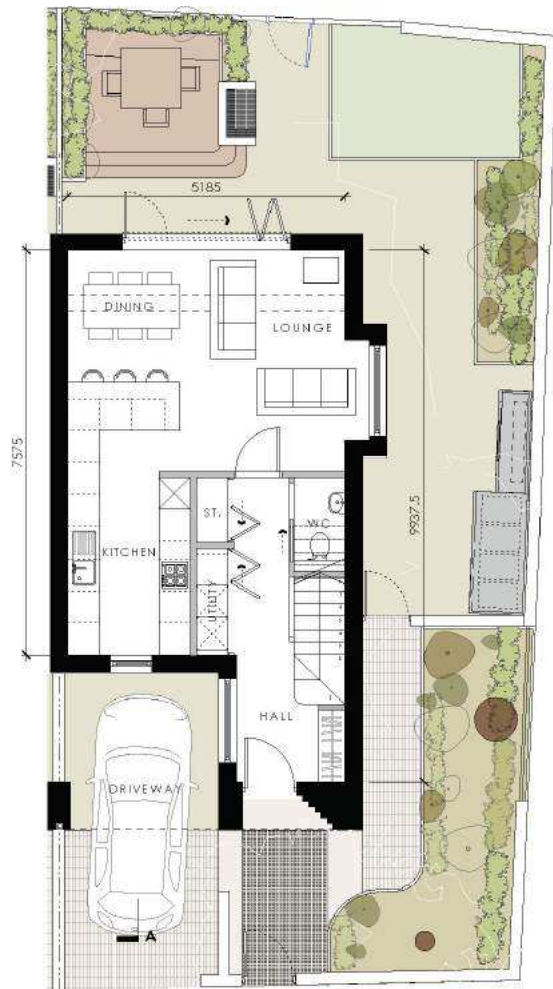
MATERIALS KEY:

- 1 Facing Brickwork
- 2 Cast Reconstituted Stonework
- 3 Composite PPC Aluminium/Timber Windows
- 4 Bespoke PPC Steel Railings
- 5 Dark Grey Fibre Cement Slates
- 6 PPC Aluminium Rainwater Goods
- 7 Composite Secured by Design Doorset
- 8 Velux Rooflight with Dark Grey External Frame
- 9 Feature Brickwork Detail

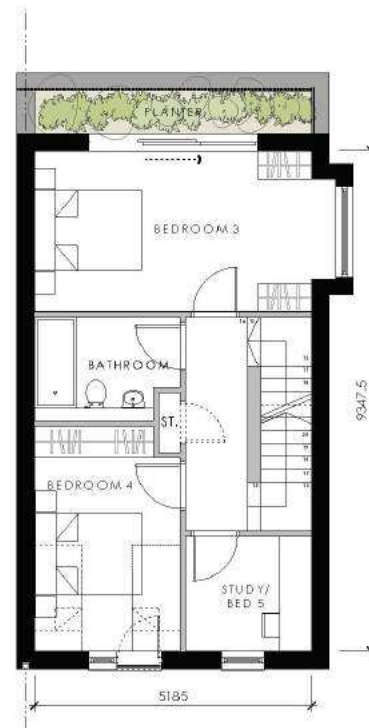
TYPE A *Purple*

3 Floor Town House | Gable End Terrace

4/5 bedrooms
1 bathroom 3 W/C



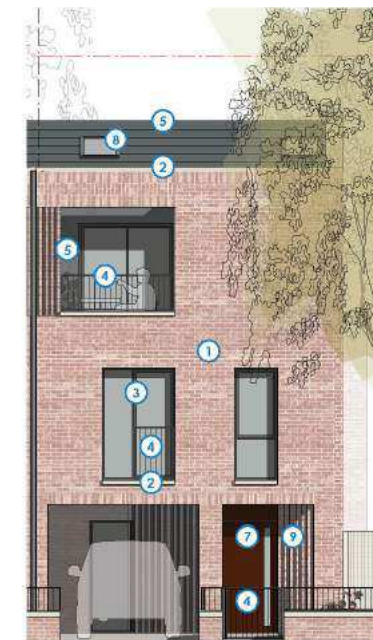
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



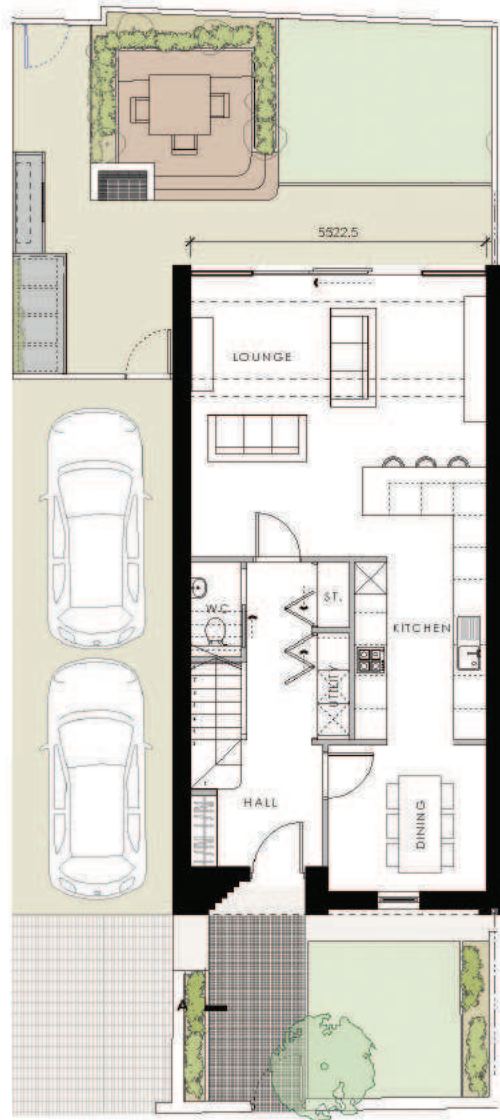
MATERIALS KEY:

- 1 Facing Brickwork
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- 5 Dark Grey Fibre Cement Slates
- 6 PPC Aluminium Rainwater Goods
- 7 Composite Secured by Design Doorset
- 8 Velux Rooflight with Dark Grey External Frame
- 9 Feature Brickwork Detail

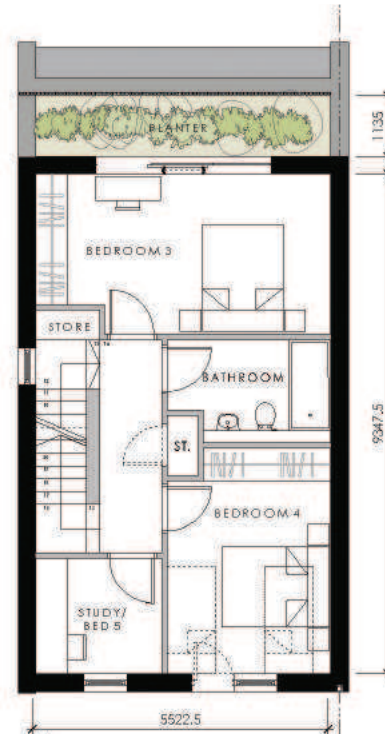
TYPE C *Yellow*

3 Floor Semi-detached Houses

4/5 bedrooms
1 bathroom 3 W/C



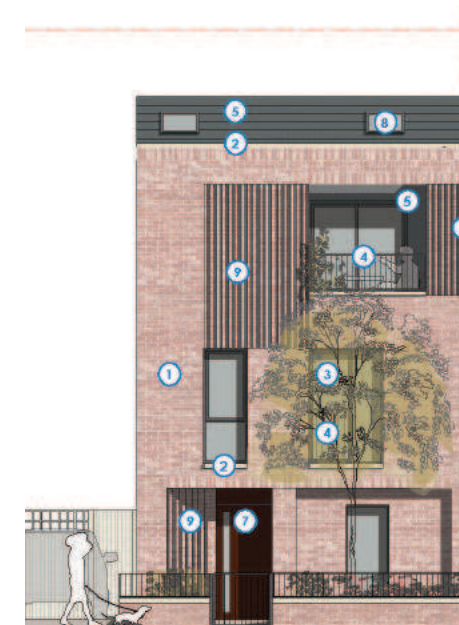
PROPOSED GROUND FLOOR PLAN



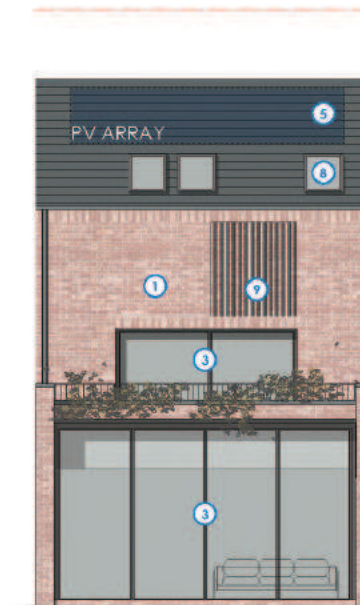
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

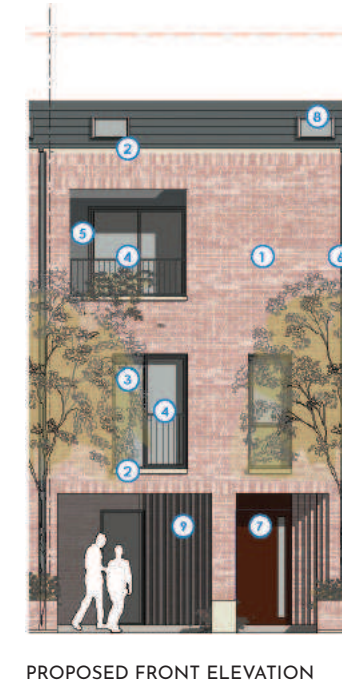
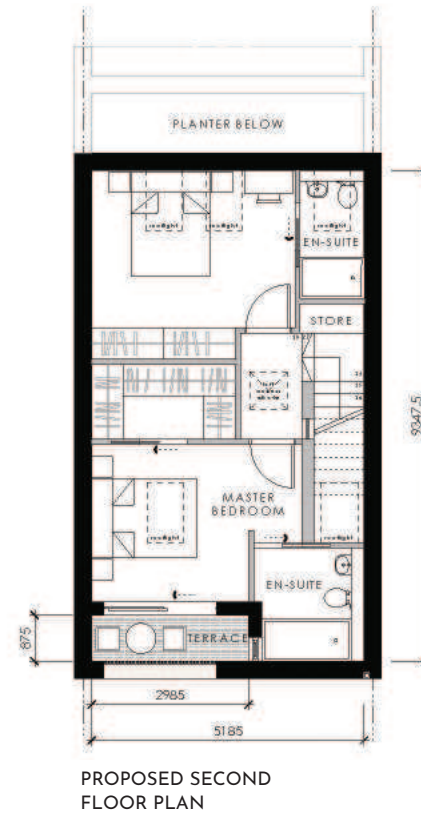
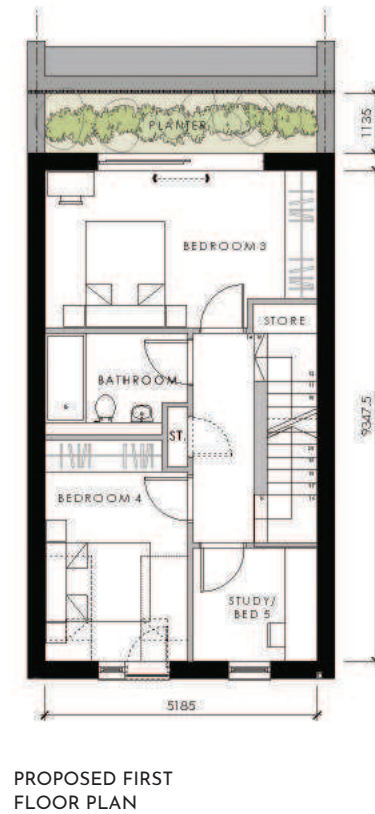
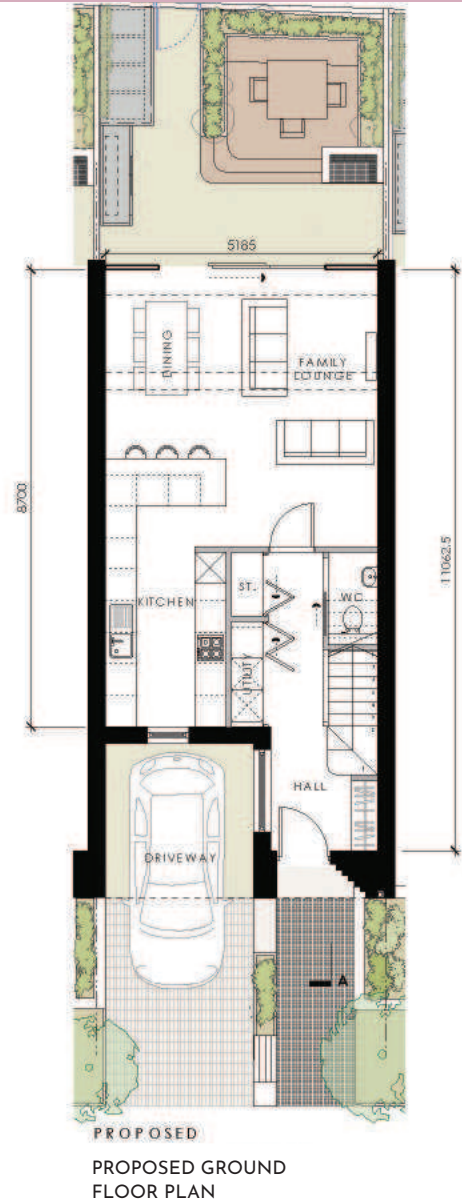
MATERIALS KEY:

- 1 Facing Brickwork
- 2 Cast Reconstituted Stonework
- 3 Composite PPC Aluminium/Timber Windows
- 4 Bespoke PPC Steel Railings
- 5 Dark Grey Fibre Cement Slates
- 6 PPC Aluminium Rainwater Goods
- 7 Composite Secured by Design Doorset
- 8 Velux Rooflight with Dark Grey External Frame
- 9 Feature Brickwork Detail

Please note: Type C semi-detached homes have a higher standard specification and exclusive upgrade options. Details are available on request.

TYPE B *Pink*

3 Floor Town House|Terrace 4/5 bedrooms 1 bathroom 3 W/C

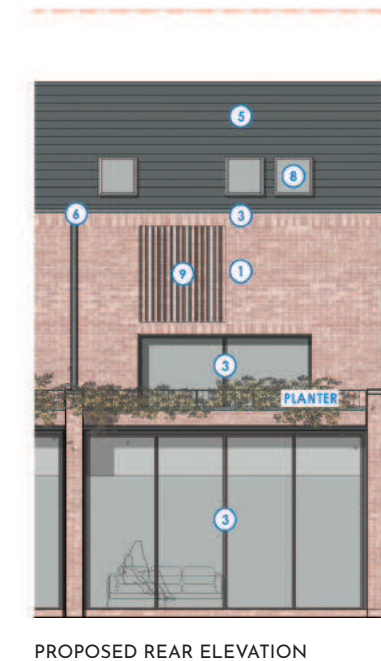
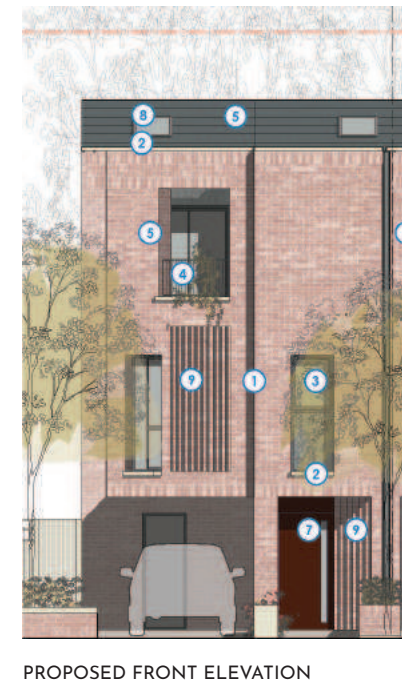
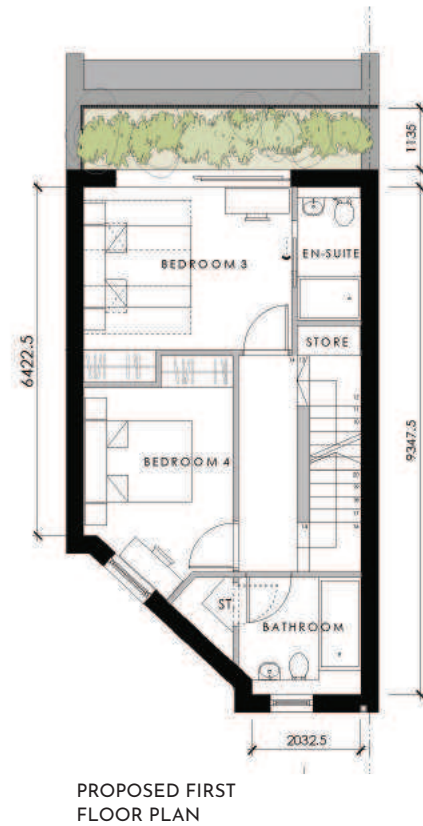
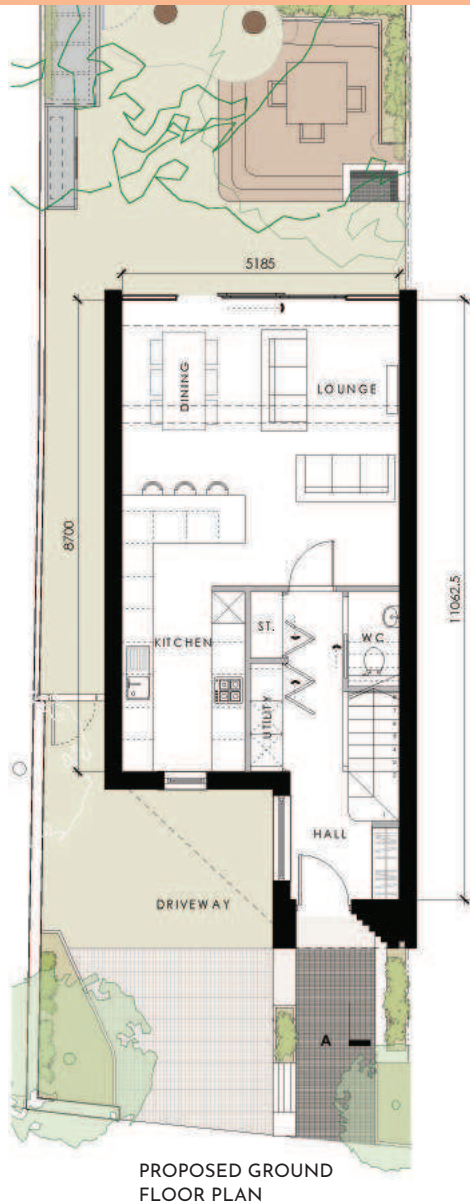


MATERIALS KEY:

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- 4 Bespoke PPC Steel Railings
- 5 Dark Grey Fibre Cement Slates
- 6 PPC Aluminium Rainwater Goods
- 7 Composite Secured by Design Doorset
- 8 Velux Rooflight with Dark Grey External Frame
- 9 Feature Brickwork Detail

TYPE D *Orange*

3 Floor Town House | Gable End Terrace
4/5 bedrooms
1 bathroom 4 W/C



MATERIALS KEY:

- 1 Facing Brickwork
- 2 Cast Reconstituted Stonework
- 3 Composite PPC Aluminium/Timber Windows
- 4 Bespoke PPC Steel Railings
- 5 Dark Grey Fibre Cement Slates
- 6 PPC Aluminium Rainwater Goods
- 7 Composite Secured by Design Doorset
- 8 Velux Rooflight with Dark Grey External Frame
- 9 Feature Brickwork Detail



Premium KITCHEN

BESPOKE OPENPLAN LIVING KITCHENS MADE EXCLUSIVELY IN GERMANY FOR TOLLE WITH INDIVIDUALLY TAILORED DESIGNS AND SILESTONE QUARTZ FINISHES.

There will be a range of furniture colours to pick, with a package of Neff appliances including a Slide & Hide oven, induction hob, microwave, dishwasher, fridge/freezer and an extractor. Reginox Nebraska & Hudson sink and tap.

Upgrade packages are available on request.

KITCHEN UNITS	Tolle PG 1 or PG 2, choice of 32 colours
WORKTOPS	Silestone Essential Range, choice of 6 colours
APPLIANCES	Neff Slide & Hide Oven, Neff dishwasher
SINK & TAP	Reginox Nebraska & Hudson



Premium BATHROOM

DESIGNER NEVILLE LUMB WHITE BATHROOM SUITES WITH CHROME TAPS.

Main bathrooms contain a bath with a thermostatically controlled shower, W.C. and basin and a contemporary heated towel rail. There are a number of tile colours to choose from.

Upgrade to a matt black finish available on request.

PREMIUM RANGE



UPGRADE RANGE



General SPECIFICATION

- INTERNAL SPECIFICATION:**
- High Efficiency 'A' rated boiler.
 - Wet underfloor heating to Ground Floor.
 - Wet radiators to all other areas.
 - Wet towel rails to bathrooms with the option to include electric underfloor heating.
 - Centralised extract ventilation to all wet rooms, store rooms and kitchen.
 - High Efficiency LED Lighting.
 - Brushed Stainless Steel Sockets and Switches
 - Facility for Sky Q should the tenant wish to subscribe.
 - Fibre optic Broadband.
 - Grade II intruder alarm.
- Wiring for CCTV Front and Rear.
- Electric vehicle charging points.
- Solar PV panels to all plots to reduce energy consumption and carbon emissions.
- EXTERNAL SPECIFICATION:**
- Landscaped gardens with stone pathways.
 - Secure cycle storage.
 - External decorative and security lighting.



OLD HOUSE AT HOME



WEST DIDSBURY *an area to call home*

Burton Road offers an excellent choice of state, independent and Grammar Schools. Within walking distance is Cavendish Primary school and the brand new Didsbury High School, as well as the independent Manchester Grammar and Withington and Manchester High Schools which are nearby. Similarly the development is well served with Doctors and Dentist surgeries.

Britannia Group, headed up by Chairman Mohammad Jamil, is a dynamic property development and investment company based in Manchester, building and investing in opportunities throughout the UK.

Operating since 1986, Britannia Group have delivered numerous large and medium scale developments promoting regeneration of urban landscapes, enhancing the local community and showcasing exceptional quality and innovative design.

This development is being led by Ibrahim Jamil who has overseen a number of South Manchester developments and understands the Didsbury market intimately.

Burton Road
 WEST DIDSBURY



SPORTS

- 1. Chorlton Sports & Social Club
- 2. Chorlton Cum Hardy Golf Club
- 3. Spindles Health Club & Gym
- 4. RX Gym
- 5. Love Withington Baths

ARTS

- 6. Mersey Valley
- 7. Visitors Centre
- 8. Didsbury Clock Tower

SHOPS

- 9. Co-op Food
- 10. Tesco Express
- 11. Aldi
- 12. M&S Simply Food

BARS & RESTAURANTS

- 13. Christie's Field
- 14. Beefeater
- 15. Alberts Restaurant & Bar
- 16. Greens Restaurant
- 17. Gusto
- 18. Expo Lounge
- 19. Lotus Vegetarian Kitchen

- 20. Pizza Express
- 21. Greenfinch Didsbury

LIFESTYLE

- 22. Club Cars
- 23. Union Cars
- 24. Cineworld

DESTINATIONS

- Manchester 4 miles
- Stockport 6 miles
- Altrincham 6 miles
- Wilmslow 9 miles
- Airport 4 miles