



# Garrett Hall Fields

**TYLDESLEY**

A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



**elan**

HOMES YOU'LL LOVE INSIDE OUT®



HOMES  
YOU'LL LOVE  
*inside out*





## HOMES YOU'LL LOVE INSIDE OUT®



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 the Sales Executive for further information.



## TYLDESLEY



### GARRETT HALL FIELDS

Located in the historic town of Tyldesley, Garrett Hall Fields offers a unique blend of charm and modern conveniences. This quaint town in Greater Manchester boasts a strong sense of community with outstanding transport links close by.

Surrounded by an array of green spaces and country parks, the town lies in the heart of Greater Manchester with the popular City Centre less than 10 miles away. Garrett Hall Fields promises a lifestyle that perfectly balances peaceful living with access to the best that Greater Manchester has to offer.

### DISCOVER THE BEST OF BOTH WORLDS

There is plenty to do around Garrett Hall Fields. Outdoor enthusiasts will enjoy being less than half an hour away from scenic Rivington Pike. Whilst Pennington Flash Country Park lies just a stones throw away, offering a host of outdoor activities including wildlife watching, water sports and nature trails all accompanied by a brand new dog friendly lakeside cafe.

For the active, there are a number of gyms and clubs within close proximity of Tyldesley, as well as the nearby Leigh Sports Village; a multi-use sports centre with a 12,000-capacity stadium which is home to professional rugby league team Leigh Leopards. Keen golfers will be spoilt for choice with multiple golf courses and driving ranges encircling the town.

Garrett Hall Fields is perfectly situated for those who enjoy retail therapy. Parsonage Retail Park lies just 15 minutes away and is home to most major retail stores including Sainsbury's, Marks & Spencer's Simply Food, TK Maxx, Next and many more. For those looking for a new wardrobe, the prestigious Trafford Centre can be found at Trafford Park, just 8.5 miles away. Trafford Park is also a family favourite as it is home to SEA LIFE Manchester Aquarium, LEGOLAND Discovery Centre, BEYOND Adventure Sports Centre and newly opened Nerf Action Xperience.

All information was correct at the time of printing.



## GREAT TRANSPORT LINKS

Garrett Hall Fields benefits from excellent access to the A580 East Lancashire Road, convenient for residents to quickly travel to Manchester or Liverpool. The whole of the North West can be easily accessed by major motorways including M56, M60, M62 and M6, making it the ideal location for commuters.

Walkden Train Station, just 1.8 miles away, provides efficient links for commuters to Manchester and beyond. Tyldesley also offers a frequent bus service with several routes around the local area and links to major hubs like Manchester, Bolton and Wigan. The Vantage V1 and V2 bus services offer a direct and speedy route into Manchester city centre, ideal for those commuting for work or leisure.

Spend less time on the road and more time making memories with easy access to Manchester Airport, just 16.2 miles away, making your holiday destination closer than you think.

## SUPERB SCHOOLS & SERVICES

There are plenty of options for families when it comes to education, Garrett Hall Primary School is on the door step of the development and is rated Outstanding by Ofsted. There are 3 other Primary schools just a few miles away, all rated Good by Ofsted. Older children can attend Fred Longworth High School and St.Mary's Catholic High School - both rated Good by Ofsted; with a view to applying to the nearby colleges and universities, such as University of Manchester and University of Salford.

The area is well-served by numerous health centres, with several GP practices and dental clinics within close proximity. Leigh Infirmary, offering more comprehensive care, has a walk-in-centre and is less than 4 miles away. Have peace of mind knowing Salford Royal Hospital and Royal Bolton Hospital are equidistant from your new home and can be reached within 15 minutes, dependant on traffic.

All information was correct at the time of printing.



## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	REGENCY	SOVEREIGN
<b>KITCHEN</b>		
4 ring gas hob in stainless steel	✓	X
5 ring gas hob in stainless steel	X	✓
Built in microwave**	✓	✓
Built in single electric oven	✓	X
Built in double electric oven	X	✓
Stainless steel extractor hood	✓	✓
Integrated 50/50 fridge freezer	✓	✓
Integrated dishwasher	X	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓
Pelmet lighting	✓	✓
Plumbing for washing machine	✓	✓

<b>BATHROOM &amp; EN-SUITE</b>		
Towel rail to bathroom and en-suite †	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath †	✓	✓
Choice of wall tiling to bathroom and en-suite / shower room*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✓	✓

	REGENCY	SOVEREIGN
<b>GENERAL</b>		
White painted interior doors with chrome furniture	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
Wardrobes to bedroom 1	X	✓

<b>ELECTRICAL</b>		
External lighting to front	✓	✓
External lighting to rear	X	✓
TV point to lounge / family room †	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom †	✓	✓
TV points to remaining bedrooms	X	✓
Shaver socket to en-suite	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓
Chrome finish sockets and switches to kitchen, lounge, family, dining, hall and white to all other areas	X	✓
White sockets and switches throughout	✓	X
Telephone point to hall or lounge and study	✓	✓
Burglar alarm system	X	✓

	REGENCY	SOVEREIGN
<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>ENERGY SAVING FEATURES</b>		
High efficiency gas central heating (natural gas)	✓	✓
Triple glazed UPVC sealed units with adjustable ventilators to windows †	✓	✓
Electric vehicle charging point	✓	✓

† Where applicable  
 \* Subject to build stage  
 \*\* No microwave to Bruton



# Garrett Hall Fields

## TYLDESLEY

A stunning collection of 2, 3, 4 & 5 bedroom homes



FARMHOUSE

- |   |   |  |   |
|---|---|--|---|
| <p><b>WAREHAM</b><br/>(430 &amp; 431)<br/>2 bedroom apartment</p>                       | <p><b>LEYTON</b><br/>(426 &amp; 428)<br/>2 bedroom terrace home</p>         | <p><b>BROMLEY A</b><br/>(401, 408 &amp; 436)<br/>3 bedroom end-terrace home</p>  | <p><b>CHESHAM</b><br/>(413, 414, 415 &amp; 417)<br/>4/5 bedroom detached home with integral double garage</p> |
| <p><b>WAREHAM SPECIAL</b><br/>(432, 433, 434 &amp; 435)<br/>2 bedroom apartment</p>     | <p><b>LEYTON SPECIAL</b><br/>(427 &amp; 429)<br/>3 bedroom terrace home</p> | <p><b>BROMLEY B</b><br/>(439)<br/>3 bedroom end-terrace home</p>   | <p><b>LEPTON</b><br/>(416, 418, 420 &amp; 424)<br/>4 bedroom detached home with attached double garage</p>    |
| <p><b>BRUTON</b><br/>(402, 403, 406, 407, 437 &amp; 438)<br/>2 bedroom terrace home</p> | <p><b>BROMLEY</b><br/>(404 &amp; 405)<br/>3 bedroom end-terrace home</p>    | <p><b>BRAMPTON</b><br/>(409, 410, 419, 421, 422 &amp; 425)<br/>4 bedroom detached home with integral single garage</p> | <p><b>LINCOLN</b><br/>(411, 412 &amp; 423)<br/>5 bedroom detached home with integral double garage</p>        |

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



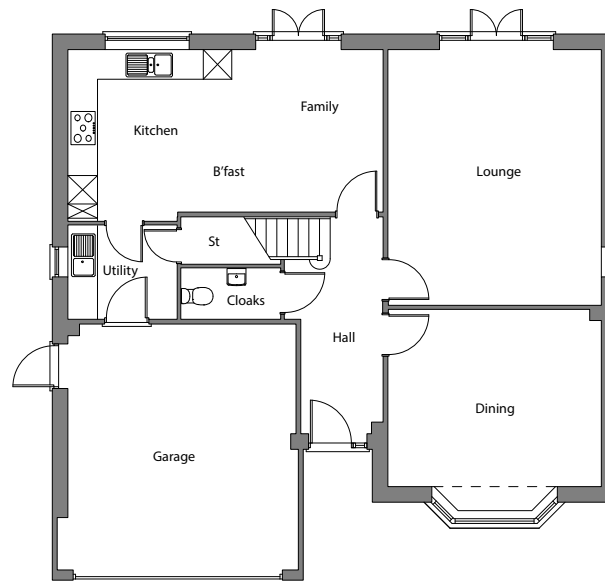
# LINCOLN 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



The Lincoln is an attractive 5 bedroom home that has been well designed with the modern family in mind.

The ground floor consists of a kitchen / breakfast / family room with French doors leading into the garden, and a spacious lounge also with French doors to maximise light. There is a separate dining room with a feature bay window. Completing the downstairs is a cloakroom and a handy utility room leading to the double garage.

Upstairs to the front of the property is a luxurious main bedroom with an en-suite and dressing area, whilst bedrooms 2 and 4 boast a shared shower room with the remaining 2 bedrooms served by a family bathroom.



## GROUND FLOOR

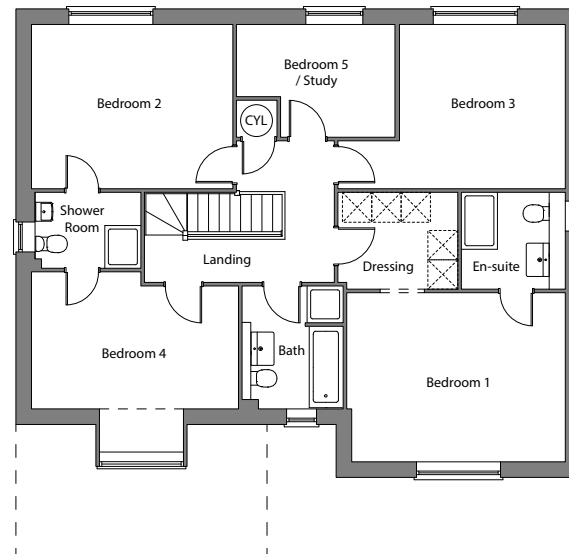
	Metres	Feet/Inches
Lounge	5.34m x 4.45m	17'6" x 14'7"
Kitchen / B'fast / Family	6.60m* x 3.58m*	21'8" x 11'9"*
Utility	2.26m x 1.88m	7'5" x 6'2"
Dining	4.45m* x 4.20m*	14'7" x 13'9"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"
Garage	5.18m* x 4.81m*	17'0" x 15'9"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.57m* x 3.52m*	15'0" x 11'7"*
En-suite	2.15m* x 2.01m*	7'1" x 6'7"*
Dressing Room	2.50m* x 2.01m*	8'2" x 6'7"*
Bedroom 2	4.20m x 3.42m	13'9" x 11'3"
Shower Room	2.20m* x 1.57m*	7'3" x 5'2"*
Bedroom 3	3.45m x 3.42m*	11'4" x 11'3"*
Bedroom 4	4.32m* x 2.85m*	14'2" x 9'4"*
Bedroom 5 / Study	3.31m* x 2.34m*	10'10" x 7'8"*
Bathroom	2.55m* x 2.10m*	8'4" x 6'11"*

Total Area - 1,963 ft<sup>2</sup>

\*Indicates maximum dimension



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Efficiency rating is subject to change.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>93</p>	<p>90</p>
<p>England EU Directive 2002/91/EC</p>	<p>England EU Directive 2002/91/EC</p>

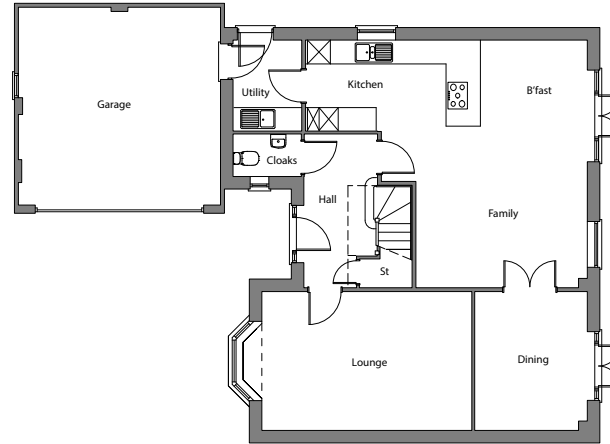
# LEPTON 4 BEDROOM DETACHED HOME WITH ATTACHED DOUBLE GARAGE (SOVEREIGN)



The Lepton is a contemporary 4 bedroom home that has everything for the modern life.

As you enter the home, the hall leads into the lounge with its feature bay window. The open plan kitchen / breakfast / family room with French doors, provides the perfect space for families. There is also a dining room with a second set of French doors bringing the outside in. Downstairs is complete with a cloakroom and double garage with direct access into the utility room.

On the first floor there are 4 spacious bedrooms and a family bathroom. The main bedroom has its own en-suite. Bedroom 2 also has its own shower room.



## GROUND FLOOR

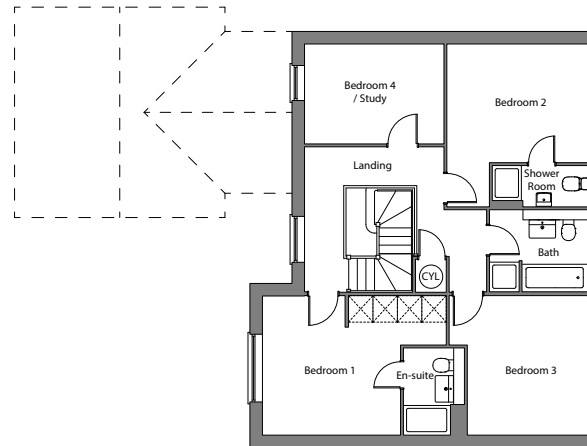
	Metres	Feet/Inches
Lounge	5.96m* x 3.59m*	19'7" x 11'9"
Kitchen / B'fast / Family	7.33m* x 6.44m*	24'1" x 21'1"
Utility	2.34m x 1.75m	7'8" x 5'9"
Dining	3.59m* x 2.91m*	11'9" x 9'7"
Cloakroom	1.75m x 1.08m	5'9" x 3'6"
Garage	5.29m* x 5.18m*	17'4" x 17'0"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.59m x 3.57m*	11'9" x 11'9"
En-suite	2.25m* x 1.57m*	7'5" x 5'2"
Bedroom 2	3.66m* x 3.06m	12'0" x 10'1"
Shower Room	2.48m* x 1.05m*	8'2" x 3'5"
Bedroom 3	3.61m* x 3.13m	11'10" x 10'3"
Bedroom 4 / Study	3.61m x 2.57m	11'10" x 8'5"
Bathroom	2.55m* x 2.12m*	8'4" x 6'11"

Total Area - 1,800 ft<sup>2</sup>

\*Indicates maximum dimension



## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>93</p>	<p>90</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

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Plot 424 is handed.

Efficiency rating is subject to change.

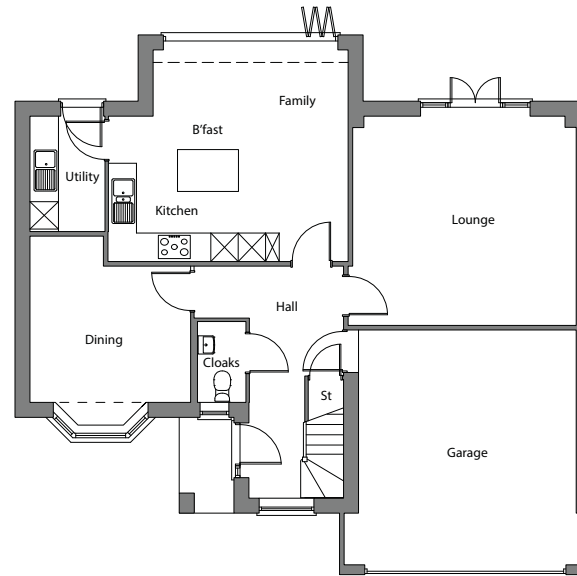
# CHESHAM 4 / 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



This Chesham is a prestigious 4 / 5 bedroom detached home offering a well-planned living space.

The ground floor comprises of entrance hall, lounge with French doors leading out into the garden, dining room with feature bay window and a kitchen / breakfast / family room with bi-fold doors. There is also a handy utility, downstairs cloaks and integral double garage.

On the first floor a galleried landing offers optional change to a fifth bedroom or a study. The main bedroom features en-suite facilities whilst the second bedroom boasts a shower room. The remaining 2 bedrooms and a family bathroom complete the first floor of this home.



## GROUND FLOOR

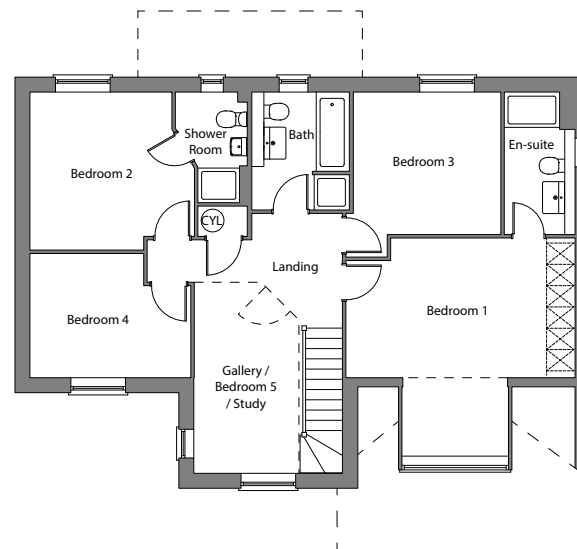
	Metres	Feet/Inches
Lounge	4.85m* x 4.46m*	15'11"* x 14'8"*
Kitchen / B'fast / Family	5.22m* x 4.59m*	17'1"* x 15'1"*
Utility	2.48m x 1.60m	8'2" x 5'3"
Dining	4.09m* x 3.48m*	13'5"* x 11'5"*
Cloakroom	1.73m x 1.03m	5'8" x 3'5"
Garage	5.15m* x 4.77m*	16'11"* x 15'8"*

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.00m* x 4.78m*	16'5"* x 15'8"*
En-suite	3.09m* x 1.52m*	10'2"* x 5'0"*
Bedroom 2	3.57m* x 3.43m*	11'9"* x 11'3"*
Shower Room	2.39m* x 1.55m*	7'10"* x 5'11"*
Bedroom 3	3.21m x 3.09m	10'6" x 10'2"
Bedroom 4	3.50m* x 2.69m*	11'6"* x 8'10"*
Gallery / Bedroom 5 / Study	4.08m* x 2.19m*	13'5"* x 7'2"*
Bathroom	2.55m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1,765 ft<sup>2</sup>

\*Indicates maximum dimension



## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>93</p>	<p>90</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

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Plots 413 & 414 are handed.

Efficiency rating is subject to change.



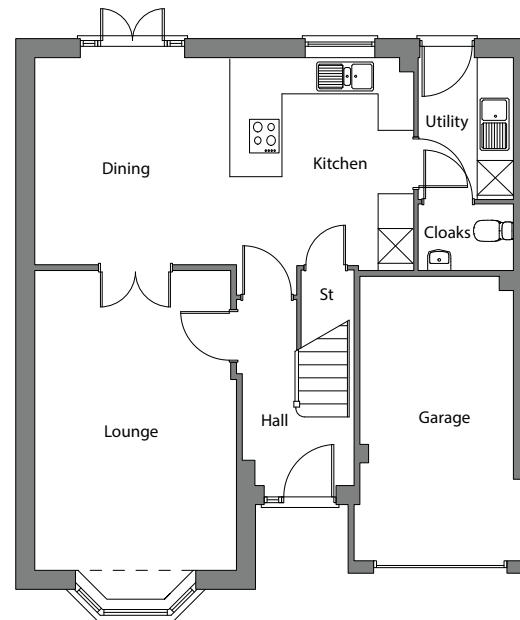
# BRAMPTON 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Brampton is an impressive 4 bedroom home that boasts stylish modern living over 2 floors.

With its bay windowed lounge and integral garage, the Brampton has all the traditional charm you would expect. Details like French doors out to the patio and double doors into the large lounge give the ground floor a real sense of sweeping style. This is a home crafted without compromise, from the handy cloakroom to the large utility room that keeps your kitchen clutter free.

Upstairs there are 4 bedrooms off the central landing ensuring there is space for everyone. There is an en-suite to bedroom 1 and bedroom 4 can be used as a study.



## GROUND FLOOR

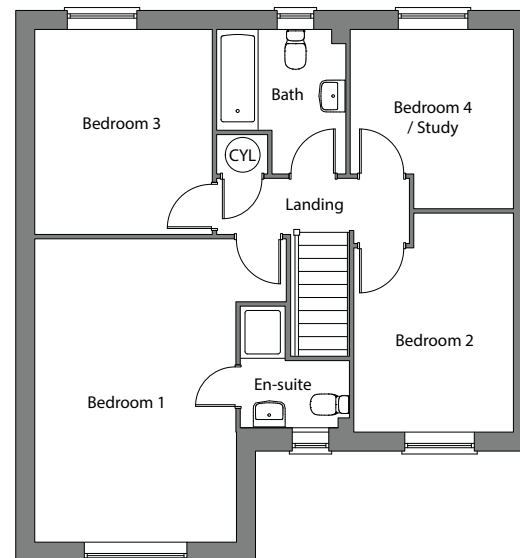
	Metres	Feet/Inches
Lounge	5.62m* x 3.43m*	18'5" x 11'3"
Kitchen / Dining	6.50m* x 3.52m*	21'4" x 11'7"
Utility	2.41m x 1.60m	7'11" x 5'3"
Cloakroom	1.60m x 1.04m	5'3" x 3'5"
Garage	4.91m* x 2.65m*	16'1" x 8'9"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.20m* x 4.30m*	17'1" x 14'1"
En-suite	2.07m* x 1.86m*	6'9" x 6'1"
Bedroom 2	3.74m* x 2.72m*	12'3" x 8'11"
Bedroom 3	3.50m x 3.02m	11'6" x 9'11"
Bedroom 4 / Study	3.06m* x 2.78m*	10'0" x 9'1"
Bathroom	2.46m* x 2.20m*	8'1" x 7'3"

Total Area - 1,292 ft<sup>2</sup>

\*Indicates maximum dimension



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Plots 409, 410, 421 & 422 are handed.

Efficiency rating is subject to change.

## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>92</p>	<p>90</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

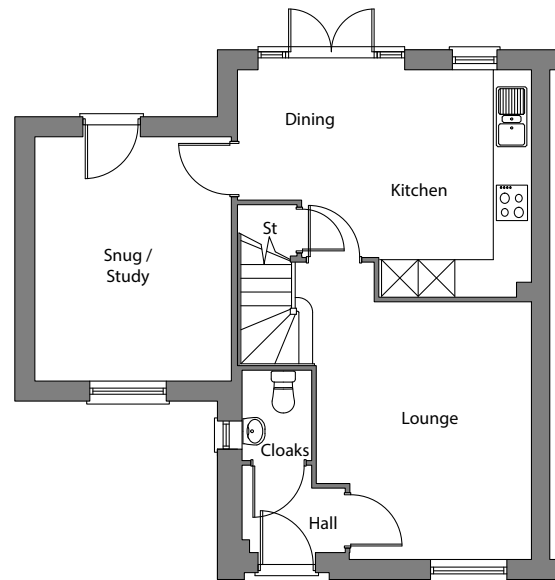
# BROMLEY B 3 BEDROOM END-TERRACE HOME (REGENCY)



The Bromley B is a stylish 3 bedroom home offering light and airy living.

Downstairs has a great sized lounge that leads through to the open plan kitchen / dining area, with French doors leading out to the garden. There is also a cosy snug / study.

Upstairs there are 3 good sized bedrooms and a well-appointed family bathroom. Bedroom 1 overlooks the front of the home and comes complete with a stylish en-suite shower room.



## GROUND FLOOR

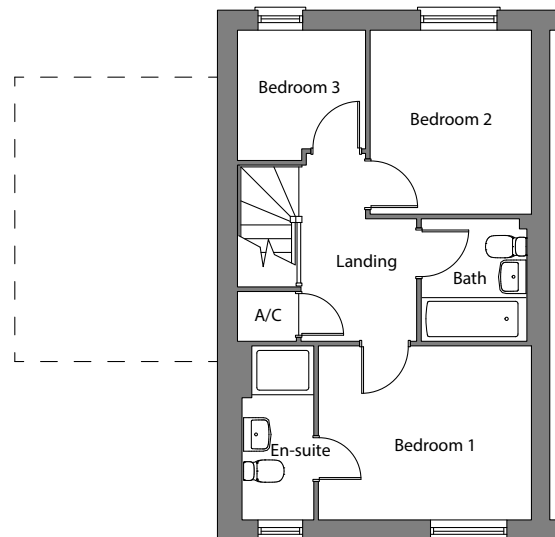
	Metres	Feet/Inches
Lounge	4.18m* x 3.48m*	13'9"* x 11'5"*
Kitchen / Dining	4.76m* x 3.68m*	15'8"* x 12'11"*
Snug / Study	3.95m x 3.17m	13'0" x 10'5"
Cloakroom	1.45m x 1.10m	4'9" x 3'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.45m x 2.81m	11'4" x 9'3"
En-suite	2.81m* x 1.15m*	9'3"* x 3'9"*
Bedroom 2	2.97m x 2.60m	9'9" x 8'6"
Bedroom 3	2.09m* x 2.06m*	6'10"* x 6'9"*
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

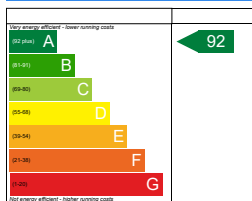
Total Area - 974 ft<sup>2</sup>

\*Indicates maximum dimension



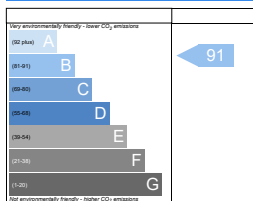
## PRE-EPC & ENVIRONMENTAL ASSESSMENT

### Energy Efficiency Rating



England EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England EU Directive 2002/91/EC

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Efficiency rating is subject to change.

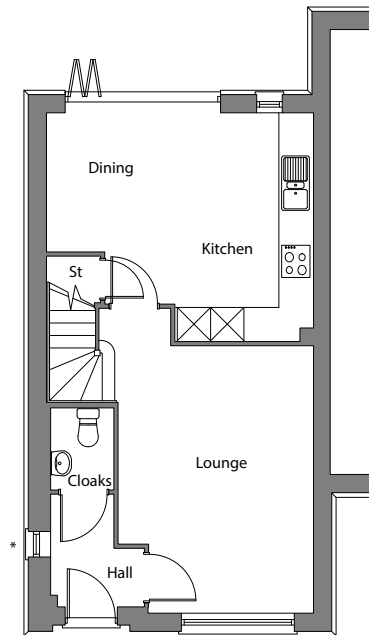
# BROMLEY A 3 BEDROOM END-TERRACE HOME (REGENCY)



The Bromley A is a beautiful 3 bedroom home that has been designed to maximise space and bring the outside in with fantastic bi-fold doors.

The ground floor offers a kitchen / dining area with bi-fold doors to the rear garden. There is a spacious lounge, as well as a handy downstairs cloakroom and useful store cupboard.

Upstairs to the front of the home is a spacious bedroom 1 that benefits from an en-suite shower room. To the rear of the home, you will find bedroom 2 and 3 served by a family bathroom.



## GROUND FLOOR

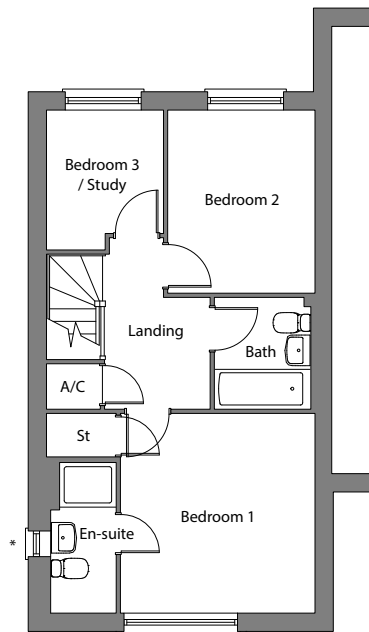
	Metres	Feet/Inches
Lounge	4.78m* x 3.48m*	15'8" x 11'5"
Kitchen / Dining	4.76m* x 4.08m*	15'8" x 13'5"
Cloakroom	1.45m x 1.10m	4'9" x 3'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.54m x 3.45m	11'7" x 11'4"
En-suite	2.66m* x 1.15m*	8'9" x 3'9"
Bedroom 2	3.24m x 2.60m	10'8" x 8'6"
Bedroom 3 / Study	2.47m* x 2.06m*	8'1" x 6'9"
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"

Total Area - 934 ft<sup>2</sup>

\*Indicates maximum dimension



## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>92</p>	<p>91</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

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Plot 401 & 436 are handed.

\*Window to plot 401 only

Efficiency rating is subject to change.

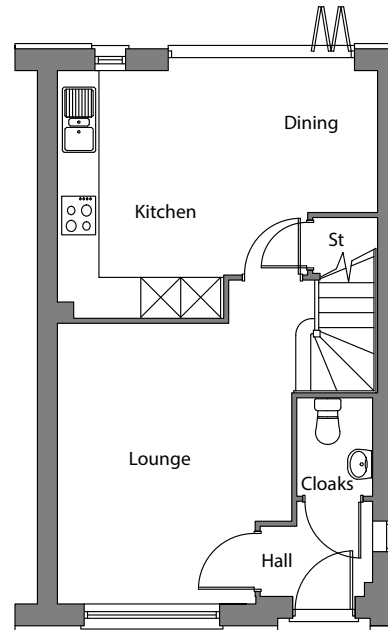
# BROMLEY 3 BEDROOM END-TERRACE HOME (REGENCY)



The Bromley is a charming 3 bedroom family home with the finest of finishing touches throughout.

On the ground floor, life centres on the large open plan kitchen / dining room which has bi-fold doors leading out to the garden. It is an ideal space for everyday living or formal get-togethers. There is also a large lounge to compliment it alongside a cloakroom.

Upstairs, the spacious bedroom 1 comes complete with an en-suite shower room. Bedroom 2 and 3 are to the rear of the home and are served by a family bathroom.



## GROUND FLOOR

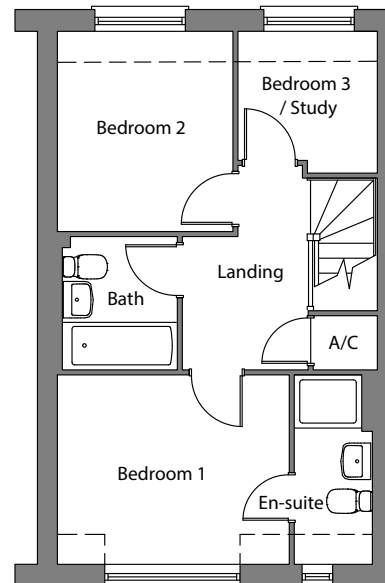
	Metres	Feet/Inches
Lounge	4.18m* x 3.48m*	13'9" x 11'5"
Kitchen / Dining	4.76m* x 3.68m*	15'8" x 12'1"
Cloakroom	1.45m x 1.10m	4'9" x 3'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.45m x 2.81m	11'4" x 9'3"
En-suite	2.81m* x 1.15m*	9'3" x 3'9"
Bedroom 2	2.97m x 2.60m	9'9" x 8'6"
Bedroom 3 / Study	2.09m* x 2.06m*	6'10" x 6'9"
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"

Total Area - 830 ft<sup>2</sup>

\*Indicates maximum dimension



## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>92</p>	<p>91</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Doors, windows and roof detail can vary on a plot by plot basis. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for more information & detailed plans.

Plot 404 is handed.

Efficiency rating is subject to change.



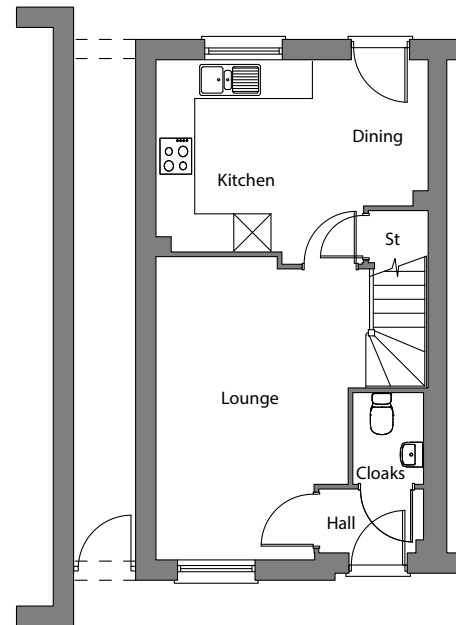
# LEYTON SPECIAL 3 BEDROOM TERRACE HOME (REGENCY)



The Leyton Special is a superb home offering modern living with 3 bedrooms and the main bedroom featuring an en-suite.

Downstairs you are welcomed by a generous lounge and handy cloakroom. The lounge leads onto the modern and stylish open plan kitchen / dining room with access onto the garden.

Upstairs are 3 generously sized bedrooms off the landing and a family bathroom. Bedroom 1 overlooks the rear garden and has its own en-suite shower room.



## GROUND FLOOR

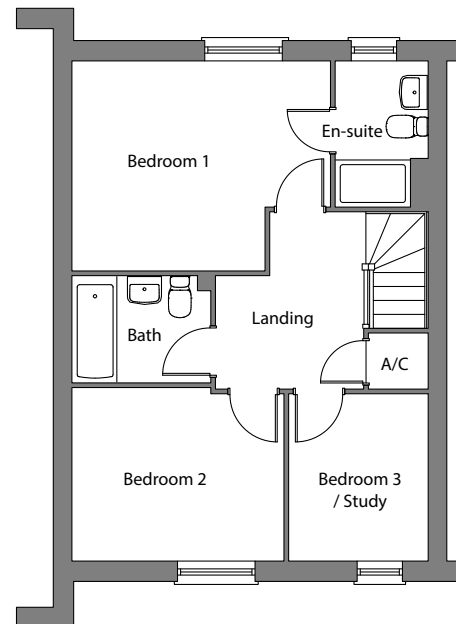
	Metres	Feet/Inches
Lounge	4.85m* x 3.06m*	15'11"* x 10'0"*
Kitchen / Dining	4.34m* x 3.26m*	14'3"* x 10'8"*
Cloakroom	1.45m x 1.10m	4'9" x 3'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.13m* x 3.35m*	13'7"* x 11'0"*
En-suite	2.32m* x 1.46m*	7'7"* x 4'9"*
Bedroom 2	3.38m* x 2.76m*	11'1"* x 9'1"*
Bedroom 3 / Study	2.66m x 2.21m	8'9" x 7'3"
Bathroom	2.20m* x 1.70m*	7'3"* x 5'7"*

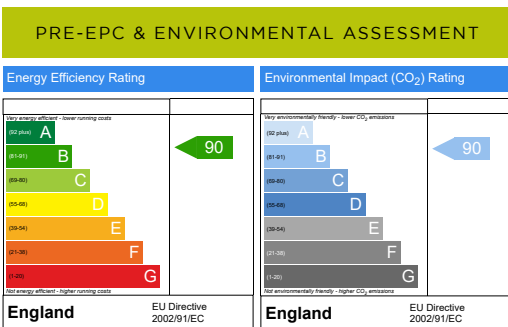
Total Area - 880 ft<sup>2</sup>

\*Indicates maximum dimension



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Doors, windows and roof detail can vary on a plot by plot basis. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for more information & detailed plans.

Efficiency rating is subject to change.





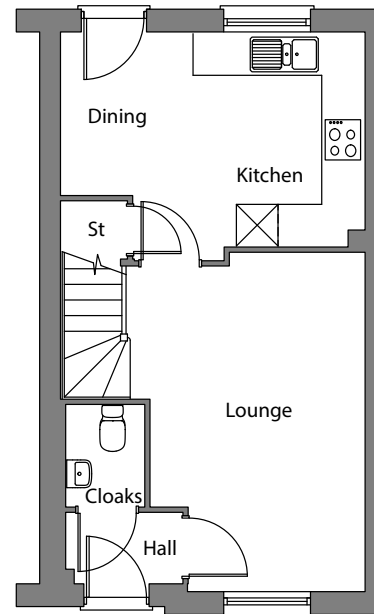
# LEYTON 2 BEDROOM TERRACE HOME (REGENCY)



The Leyton is a fantastic 2 bedroom home, perfect for young professionals, downsizers and small families.

Off the hall is a modern cloakroom and the spacious lounge with the stairs leading to the first floor. There is a modern open plan kitchen / dining room at the rear of the property.

The first floor offers 2 excellent sized bedrooms, alongside a stylish bathroom.



## GROUND FLOOR

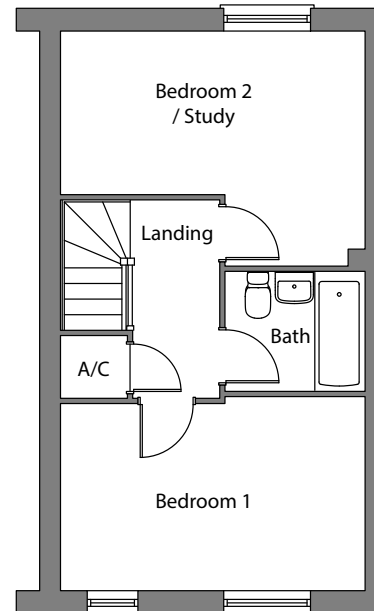
	Metres	Feet/Inches
Lounge	4.85m* x 3.06m*	15'11" x 10'0"*
Kitchen / Dining	4.34m* x 3.26m*	14'3" x 10'8"*
Cloakroom	1.45m x 1.10m	4'9" x 3'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.34m* x 2.76m*	14'3" x 9'1"*
Bedroom 2 / Study	4.34m* x 3.35m*	14'3" x 11'0"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 762 ft<sup>2</sup>

\*Indicates maximum dimension



## PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>90</p>	<p>92</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Doors, windows and roof detail can vary on a plot by plot basis. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for more information & detailed plans.

Efficiency rating is subject to change.

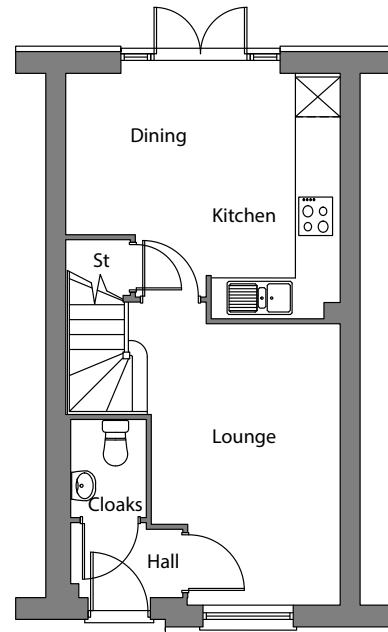
# BRUTON 2 BEDROOM TERRACE HOME (REGENCY)



The Bruton is a well-proportioned 2 bedroom home that offers the perfect canvas for you to create your dream home.

At the front of the home, there is a spacious lounge and cloakroom. Adjacent, the modern open-plan kitchen and dining area boasts French doors leading directly to your garden, perfect for indoor-outdoor entertaining.

Upstairs, 2 generously sized bedrooms offer flexibility. Bedroom 1 benefits from a modern en-suite shower room.



## GROUND FLOOR

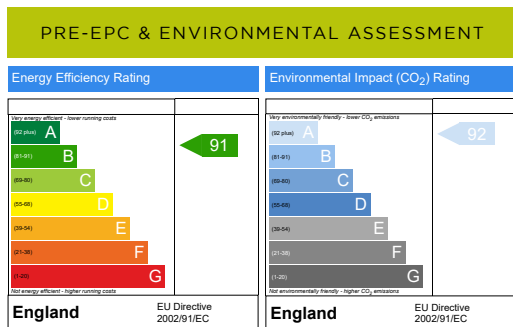
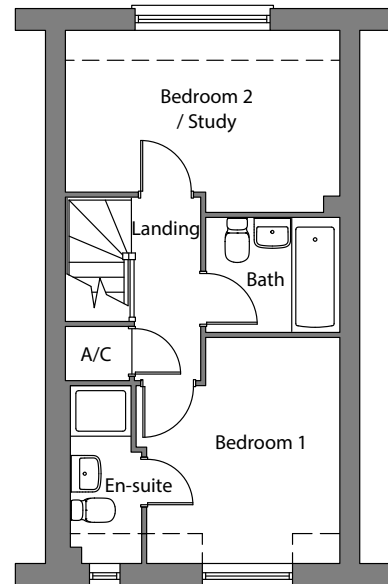
	Metres	Feet/Inches
Lounge	4.20m* x 2.81m*	13'10"* x 9'3"*
Kitchen / Dining	4.09m* x 3.66m*	13'5"* x 12'0"*
Cloakroom	1.45m x 1.10m	4'9" x 3'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.36m* x 3.05m*	11'0"* x 10'0"*
En-suite	2.64m* x 1.05m*	8'8"* x 3'5"*
Bedroom 2 / Study	4.09m* x 2.70m*	13'5"* x 8'10"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 714 ft<sup>2</sup>

\*Indicates maximum dimension



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Doors, windows and roof detail can vary on a plot by plot basis. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for more information & detailed plans.

Plots 403, 407 & 438 are handed.

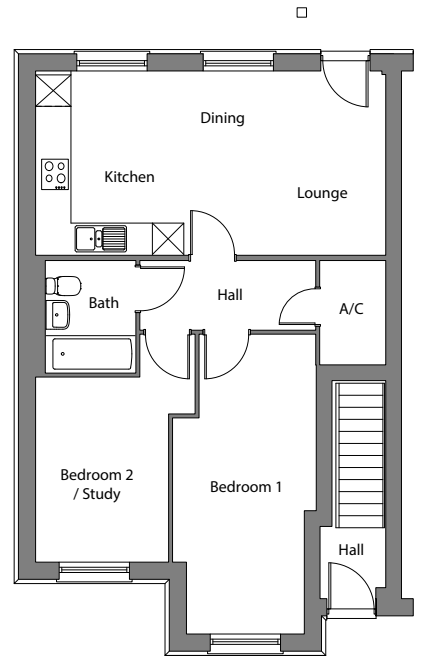
Efficiency rating is subject to change.

# WAREHAM SPECIAL 2 BEDROOM APARTMENT (REGENCY)



The Wareham Special is an attractive apartment, with 2 generously sized bedrooms and a fabulous open plan living space.

Both ground floor and first floor apartments feature a central hall with a spacious lounge / kitchen / dining to the back of the home. To the front of the home, there is a generously sized bedroom 1 with a neighbouring bedroom 2 / study. There is also a family bathroom conveniently located in the centre of the home.

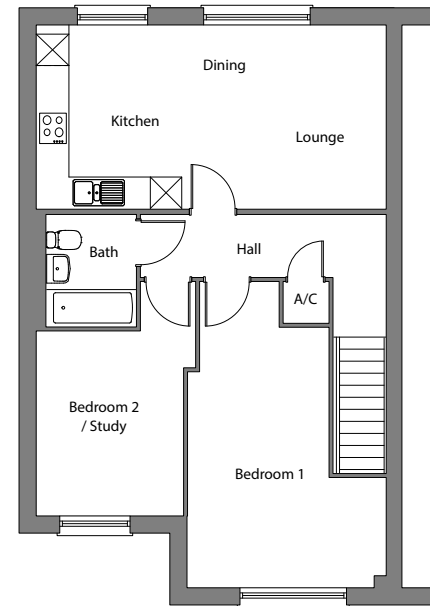


## GROUND FLOOR APARTMENT

	Metres	Feet/Inches
Lounge / Kitchen / Dining	6.64m x 3.48m	21'9" x 11'5"
Bedroom 1	5.69m* x 2.70m*	18'8" x 8'10"
Bedroom 2 / Study	3.49m x 2.50m	11'6" x 8'2"
Bathroom	2.12m x 1.70m	6'11" x 5'7"

Total Area - 651 ft<sup>2</sup>

\*Indicates maximum dimension



## FIRST FLOOR APARTMENT

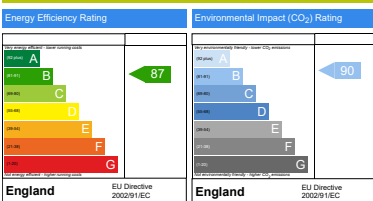
	Metres	Feet/Inches
Lounge / Kitchen / Dining	6.64m x 3.48m	21'9" x 11'5"
Bedroom 1	5.81m* x 3.76m*	19'1" x 12'4"
Bedroom 2 / Study	3.49m x 2.78m	11'6" x 9'1"
Bathroom	2.12m x 1.70m	6'11" x 5'7"

Total Area - 731 ft<sup>2</sup>

\*Indicates maximum dimension

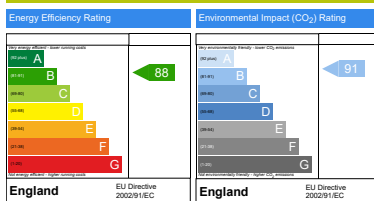
### GROUND FLOOR APARTMENT

#### PRE-EPC & ENVIRONMENTAL ASSESSMENT



### FIRST FLOOR APARTMENT

#### PRE-EPC & ENVIRONMENTAL ASSESSMENT



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Doors, windows and roof detail can vary on a plot by plot basis. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for more information & detailed plans.

Plots 432 & 433 are handed.

Efficiency rating is subject to change.

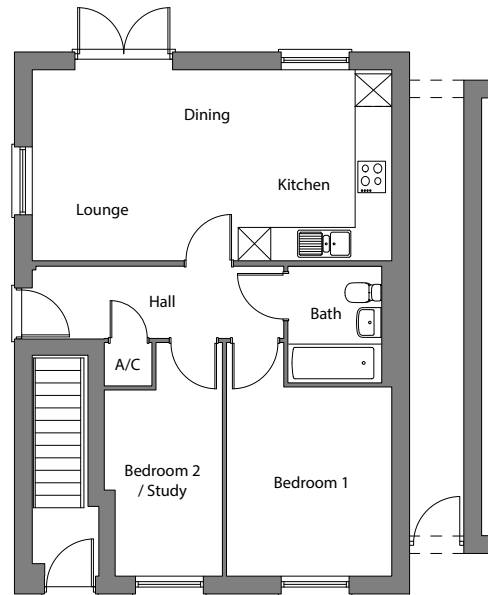


# WAREHAM 2 BEDROOM APARTMENT (REGENCY)



The Wareham is an attractive apartment, with 2 bedrooms and a fabulous open plan living space.

The Wareham offers a ground floor and first floor apartment that feature a spacious lounge / kitchen / dining area to the back of the home, along with 2 bedrooms to the front of the home. A family bathroom can also be found off the central hallway.

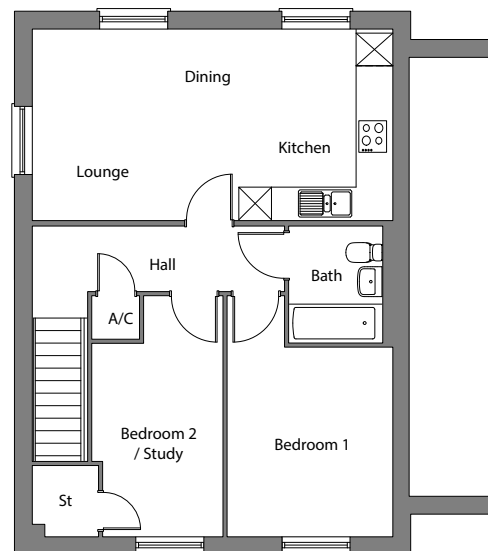


## GROUND FLOOR APARTMENT

	Metres	Feet/Inches
Lounge / Kitchen / Dining	6.57m x 3.48m	21'7" x 11'5"
Bedroom 1	4.27m* x 3.01m*	14'0" x 9'10"
Bedroom 2 / Study	4.27m* x 2.14m*	14'0" x 7'0"
Bathroom	2.12m x 1.70m	6'11" x 5'7"

Total Area - 600 ft<sup>2</sup>

\*Indicates maximum dimension



## FIRST FLOOR APARTMENT

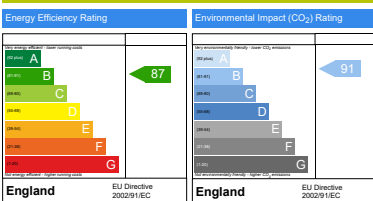
	Metres	Feet/Inches
Lounge / Kitchen / Dining	6.57m x 3.48m	21'7" x 11'5"
Bedroom 1	4.39m* x 3.01m*	14'5" x 9'10"
Bedroom 2 / Study	4.39m* x 2.38m*	14'5" x 7'10"
Bathroom	2.12m x 1.70m	6'11" x 5'7"

Total Area - 664 ft<sup>2</sup>

\*Indicates maximum dimension

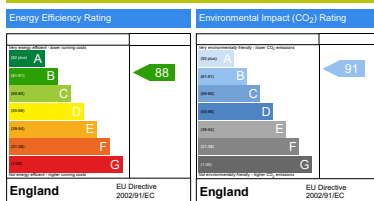
### GROUND FLOOR APARTMENT

#### PRE-EPC & ENVIRONMENTAL ASSESSMENT




### FIRST FLOOR APARTMENT

#### PRE-EPC & ENVIRONMENTAL ASSESSMENT



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Doors, windows and roof detail can vary on a plot by plot basis. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for more information & detailed plans.

Efficiency rating is subject to change.

A bedroom scene featuring a tufted blue headboard, patterned pillows, and a lamp. The headboard is a deep blue with a grid of tufts. The pillows have a white and black pattern. A lamp with a beige shade is on the left. The background wall has a pattern of white and gold starburst shapes.

FIND YOUR  
*dream home*  
TODAY



GREEN SPACE, LIVING SPACE, YOUR SPACE

## SAVE ANNUALLY WHEN YOU BUY NEW



- New build homes are an average of 57% cheaper to run than older properties. Owners could save up to £1,685 a year in energy bills.
- An average new house emits just 1 third of the amount of carbon that a typical older house emits. Saving 2.8 tonnes of carbon yearly.
- On average, new build homes use approximately 9,414 kWh a year, as compared to older properties using an average of 21,040 kWh annually. Meaning new builds use 55% less energy a year.
- 85% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy-efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report May 2024



## 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, manufacturers' 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 hour's 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.

### BARS & RESTAURANTS

- 1 The Gatehouse
- 2 The Colliers
- 3 The Bull's Head
- 4 Applewood Farm
- 5 Coal & Cotton
- 6 Buffalo Bar & Grill
- 7 Mort Arms
- 8 Canal Duke
- 9 Astley Point
- 10 Albert's
- 11 Noir Brasserie & Wine Bar
- 12 Enzos Italian Bar & Restaurant
- 13 Whistling Wren
- 14 La Casa Restaurant & Bar

### SPORTS & LEISURE

- 15 The Pelican Centre
- 16 Howe Bridge Leisure Centre
- 17 RHS Bridgewater
- 18 Pennington Golf Course
- 19 Leigh Sports Village
- 20 Cineworld Leigh
- 21 Chill Factor
- 22 Pennington Flash Country Park
- 23 Clifton Country Park

### RETAIL

- 24 Sainsbury's
- 25 Spinning Gate Shopping Centre
- 26 B&Q
- 27 Tesco
- 28 Aldi
- 29 Bents

### AMENITIES

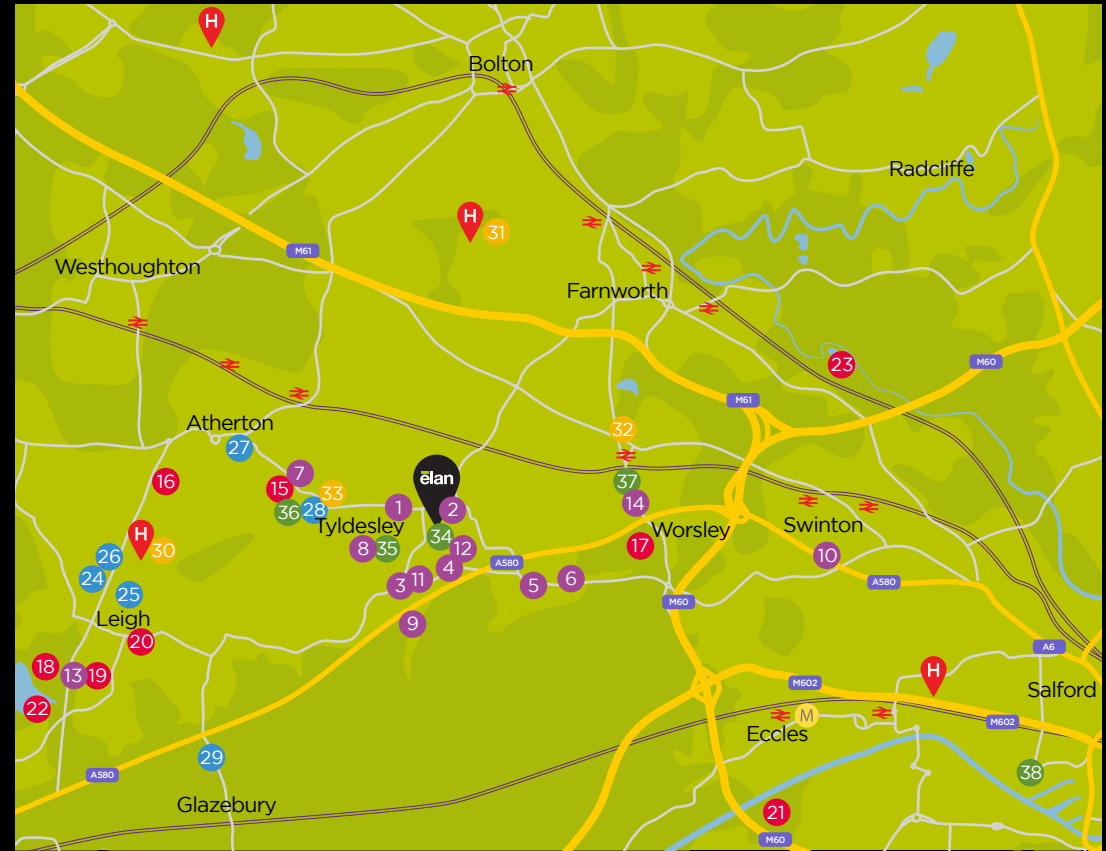
- 30 Leigh Infirmary
- 31 Royal Bolton Hospital
- 32 Walkden Medical Centre
- 33 Poplar Street Surgery

### EDUCATION

- 34 Garrett Hall Primary School
- 35 Tyldesley Primary School
- 36 Fred Longworth High School
- 37 Worsley College
- 38 University of Salford

### TRANSPORT

-  Walkden Train Station (1.8 miles)
-  Atherton Train Station (2.5 miles)
-  Patricroft Train Station (3.5 miles)
-  Farnworth Train Station (3.5 miles)
-  Eccles Metrolink (3.5 miles)



All correct at the time of printing



### Destinations

Leigh	5.3 miles
Bolton	6.2 miles
Trafford Centre	8.2 miles
Manchester	9.4 miles
Wigan	10.2 miles
Manchester Airport	15.6 miles



### GARRETT HALL FIELDS

Access via Lambert Meadow, Tyldesley, Wigan, Greater Manchester, M29 8SJ

 FANTASTIC.MARKED.SCENES

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E: garretthall.sales@elan-homes.co.uk

W: [elan-homes.co.uk/developments/garrett-hall-fields](http://elan-homes.co.uk/developments/garrett-hall-fields)

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