

The Mount

Prestwich, Manchester

A collection of 3 and 4 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



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Presenting wonderful homes, in an ideal location

The Mount is a wonderful collection of new homes located in Prestwich, just three miles north of Manchester. Offering 3 and 4-bedroom homes, this development is perfect for families, first-time buyers and young professionals. An ideal location close to the amenities of Prestwich and within easy commuting distance of central Manchester.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of design features compatible with modern lifestyles including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to either garages or allocated parking to each property.



Prestwich offers convenience and community

Residents at The Mount will benefit from excellent commuter links. Located in Prestwich, Greater Manchester, these wonderful 3 and 4-bedroom homes are well placed to take advantage of its excellent motorway network connections. Junction 17 of the M60 is just a five minute drive, via Bury New Road, with onward connections to the M62 and M66. Prestwich Metrolink station, located in the town centre, offers regular services running into Manchester linking onwards to Bury, Rochdale, Altrincham and East Didsbury. For international travel, Manchester Airport is less than 30 minutes away by car offering flights to destinations around the globe.



Less than half a mile from the development residents will find a supermarket and a number of local shops along Bury New Road for day-to-day essentials, alongside services such as a post office, deli and dry cleaners.

Heading towards the heart of Prestwich, cafés, restaurants and bars create a hub for the local community to socialise. From cool cocktails to stand-up comedy shows, Prestwich boasts a fantastic bar culture. Family friendly cafés, cosy drinking dens and traditional pubs are all on offer. You'll be sure to find a venue to cater to every taste.

At less than 4 miles from Manchester city centre, residents of The Mount are well placed to take advantage of all this cosmopolitan city has to offer. Vibrant Manchester is packed full of shopping, dining, entertainment and culture. For true shopaholics, the Intu Trafford Centre is just 20 minutes away. One of the North West's biggest shopping destinations offering hundreds of shops including all the big name brands you would expect, as well as unrivalled entertainment facilities including a cinema.

If activities of a more outdoor nature appeal to you, Prestwich is the ideal location to take advantage of the great outdoors. Kersal Moor, 8 hectares of open moorland presenting a mosaic of grassland and scattered trees, unusual plants and animals is on your doorstep. Heaton Park, the largest municipal park in Europe, comprising 600 acres of green space, a beautiful boating lake, playgrounds and treetop adventure is just a 10 minute drive from home.

Ideal for families, these new homes lie close to a number of well-regarded local schools, catering for both primary and secondary education. St Philip's RC Primary School is within easy walking distance of The Mount. Residents will also find a number of secondary schools and higher education facilities within the local area. The universities of Manchester and Salford are less than 20 minutes drive from home.



The Mount has been designed to embrace the local facilities and excellent transport connections of Greater Manchester.

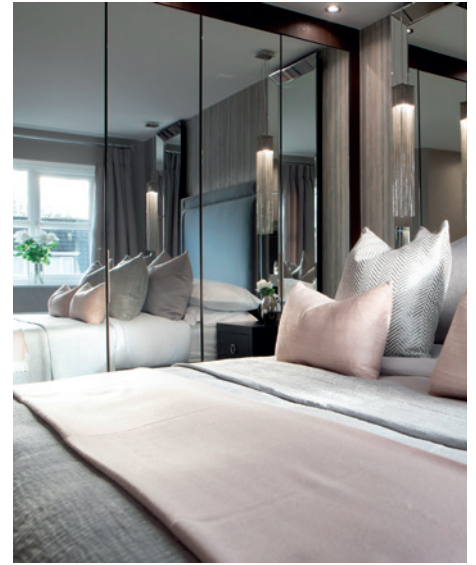




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The Mount is a wonderful collection of 3 and 4-bedroom homes ideally located offering convenience and excellent transport connections.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Integrated washer/dryer
- ~ Built-in double oven or steam oven (where applicable)
- ~ Induction hob
- ~ Integrated fridge/freezer
- ~ Integrated dishwasher
- ~ Integrated microwave
- ~ Integrated washing machine (Note: appliances available where kitchen layout allows)

Flooring:

- ~ Choose from carpets, vinyl or ceramic

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket and light
- ~ Recessed lighting
- ~ Light fittings
- ~ BT and TV points

Miscellaneous:

- ~ Turf to rear garden
- ~ Upgrade fencing to rear garden
- ~ Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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