



THE DEPOT MANCHESTER

FAMILY HOMES

www.thedepotmcr.co.uk

The Depot, Whalley Range, Manchester M14 7JR



YOUR NEW FAMILY HOME AWAITS...

The Depot, bringing a truly exciting range of new homes to Manchester.

Our new development is situated just one mile south of Manchester with excellent transport access and a range of local facilities including primary and secondary schools, local parks, healthcare and shops.

The site, situated off Princess Parkway, Manchester is providing housing for every stage of life within the community – from apartments and family homes through to later living accommodation.

Here, we're delighted to present our beautiful new three and four bedroom family homes built with timber frames and tile roofs, they are sustainable and environmentally efficient.

Our town-house style homes provide ample family space, with open plan layouts, private garden space, downstairs cloakroom and a master bedroom en suite.

All homes have been designed to respect the quality of the Victorian homes in the surrounding area, whilst providing modern, efficient, family living solutions – a modern architectural take on a classic design.

Tree lined streets alongside private and communal gardens, providing wonderful green spaces that are fully integrated in the development.

The pedestrian friendly development has people at the very heart of the design. Parking areas feature throughout, with inbuilt traffic calming measures for improved safety.

Available from spring 2020, there will be four specially designed house types on offer.

The Depot is brought to you by Rowlinson together with Mosscafe St Vincent's and Rise Homes.

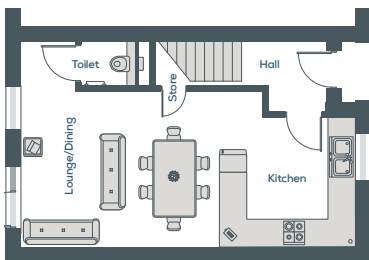




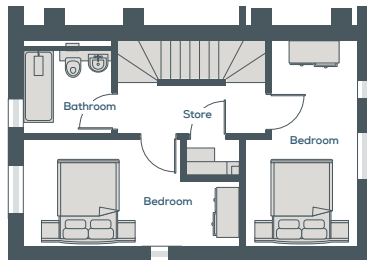
HOUSE TYPE 1

Total Maximum area 115.05m²

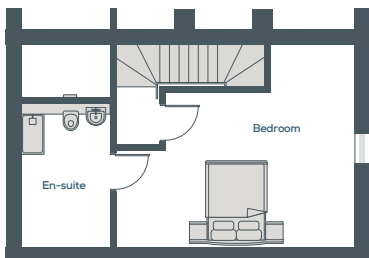
Ground Floor



First Floor



Second Floor



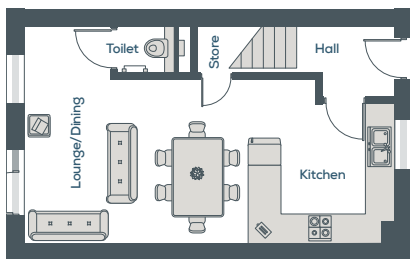
ROOM	SIZE (W X H)
GROUND FLOOR	
Lounge/ Diner	4860 x 4700mm
Kitchen	3070 x 3185mm
Hallway	1670 x 2015mm
WC	1050 x 1300mm
FLOOR 1	
Bedroom 1	2510 x 5120mm
Bedroom 2	4860 x 2665mm
Main Bathroom	1975 x 2100mm
FLOOR 2	
Bedroom 3	4860 x 5685mm
En Suite	3430 x 2100mm



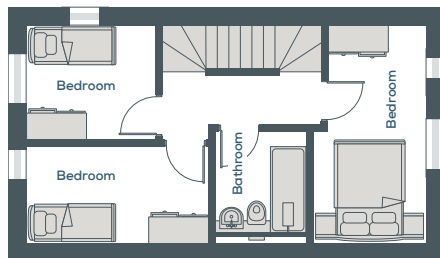
HOUSE TYPE 2&3

Total Maximum area 121.27m²

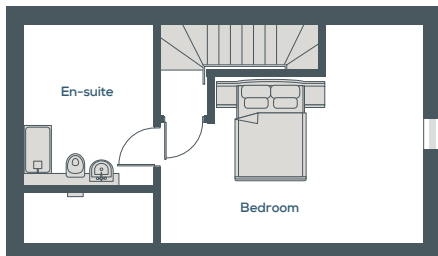
Ground Floor



First Floor



Second Floor



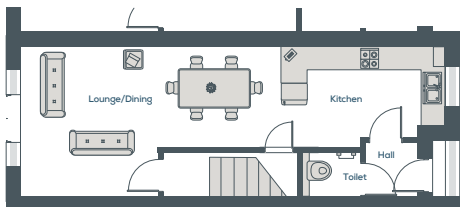
ROOM	SIZE (W X H)
GROUND FLOOR	
Lounge/ Diner	4870 x 5045mm
Kitchen	3680 x 3180mm
Hallway	1600 x 2210mm
WC	1050 x 1300mm
FLOOR 1	
Bedroom 1	2170 x 4075mm
Bedroom 2	2575 x 2900mm
Bedroom 3	4870 x 2550mm
Main Bathroom	2270 x 2050mm
FLOOR 2	
Bedroom 4	4870 x 5880mm
En Suite	3570 x 2900mm



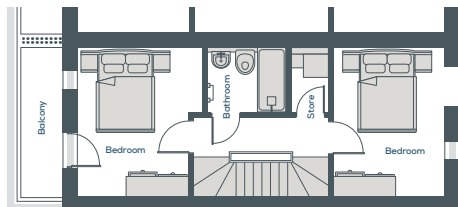
HOUSE TYPE 4

Total Maximum area 114.85m²

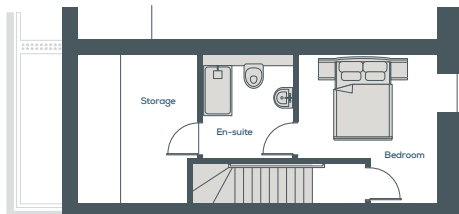
Ground Floor



First Floor



Second Floor



ROOM	SIZE (W X H)
GROUND FLOOR	
Lounge/ Diner	3855 x 6675mm
Kitchen	2360 x 4175mm
Hallway	1375 x 1355mm
WC	1110 x 1500mm
FLOOR 1	
Bedroom 1	3855 x 3170mm
Bedroom 2	3855 x 3170mm
Balcony	3855 x 1090mm
Main Bathroom	2050 x 1690mm
FLOOR 2	
Bedroom 3	3855 x 3565mm
En Suite	2415 x 2300mm
Storage	3857 x 3193mm

SPECIFICATION

Whichever style of home you choose, you can be confident that it is built to the highest standards.

Homes at The Depot have private gardens and benefit from UPVc double glazing throughout. Practical open plan ground floor kitchen, living and dining spaces come with integrated appliances and cottage panel doors.




With high specification kitchens, you can expect quality laminate worktops and Hotpoint appliances including a stainless steel oven with a four-burner gas hob and extractor hood plus a splash-back. Non slip flooring and recessed LED chrome spot-lighting completes the look.

Bathrooms are fitted with stylish classic white sanitary ware, full height ceramic wall tiles to shower and bath areas, along with recessed LED spot-lighting, non-slip flooring and heated chrome towel rails in all bathrooms and en-suites.

Homes at the Depot will feature energy efficient combi boilers and mains powered smoke and carbon monoxide detectors, for added peace of mind. TV and telephone points for lounges and master bedrooms are fitted.

Externally, turfed gardens will provide immediate outdoor access from day one, together with outdoor lighting to the front and rear of the house for added convenience.



- House Type 1 
- House Types 2 & 3 
- House Type 4 





PURCHASING OPTIONS

We want to make buying your new family home at The Depot, Manchester as accessible as possible so there are two ways to do it:

Shared Ownership

This applies to some, not all, properties at the Depot. It involves buying a share in your new home, and paying the remainder via affordable rent.

Shared Ownership means that you don't need a huge deposit to own your own new home. It is a government backed scheme making buying a new build home more affordable by allowing you to purchase a share, ranging from 40% to 75%, depending on what you can afford. An affordable rent is payable on the remainder.

To find out more about buying your home with shared ownership call 0161 232 4459 or email buy@msvhousing.co.uk

Purchase Outright

Buy via outright sale, whereby you buy your home, usually with an agreed mortgage.

To find out more about buying your home via outright sale call Property Perspective on 0161 929 3740 or email enquiries@thepropertyperspective.co.uk

DISCLAIMER

Shared Ownership is available on certain properties subject to meeting eligibility criteria, subject to status. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Images and furniture positioning is indicative only. Please ask our sales consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed as a guide which may be amended and does not constitute or form any part of contract or sale.