

\_\_\_\_Levenshulme\_\_\_\_

S H O R E S F O L D



# Say hello Levenshulme.

3 and 4 bedroom  
stylish new homes  
from £140,000\*

Shores Fold offers eleven shared ownership new build homes in Levenshulme for you to choose from. Five 3-bedroom homes being released in Early 2024 with the remaining 6 homes to be released for winter 2024. Bordering leafy Levenshulme and Heaton Chapel (halfway between Stockport and Manchester city centre), these homes offer enviable 'extras' as standard.

## Be quick.

[geckohomes.co.uk](https://geckohomes.co.uk)

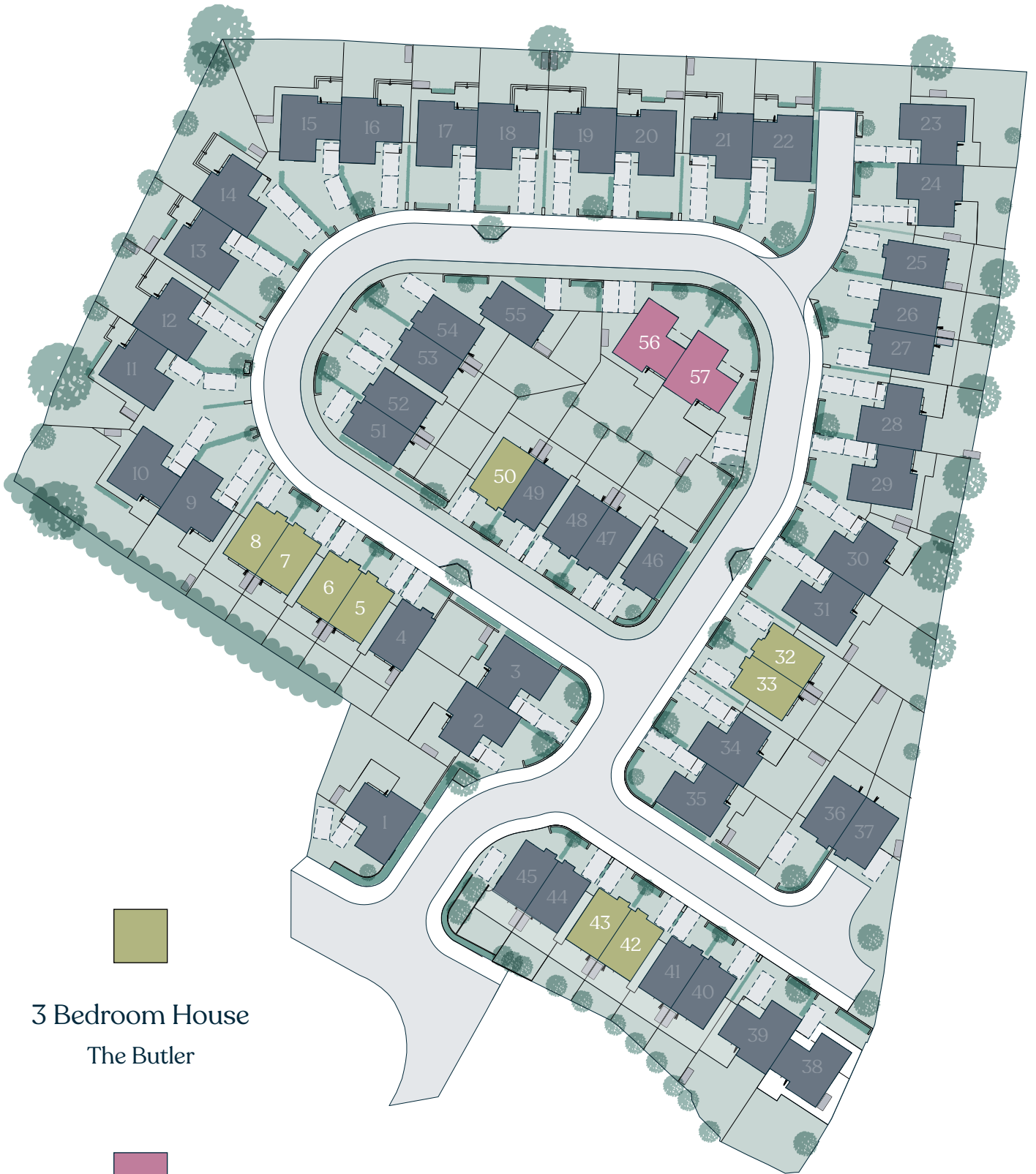
\*Price based on 40% Shared Ownership and a 95% LTV mortgage. Properties are bought as leasehold. Full terms and conditions apply, for more information speak to our team.

—Levenshulme—  
SHORES FOLD

where you'll want to live. **GECKO™**

# Shores Fold

## Development Plan



3 Bedroom House

The Butler



4 Bedroom House

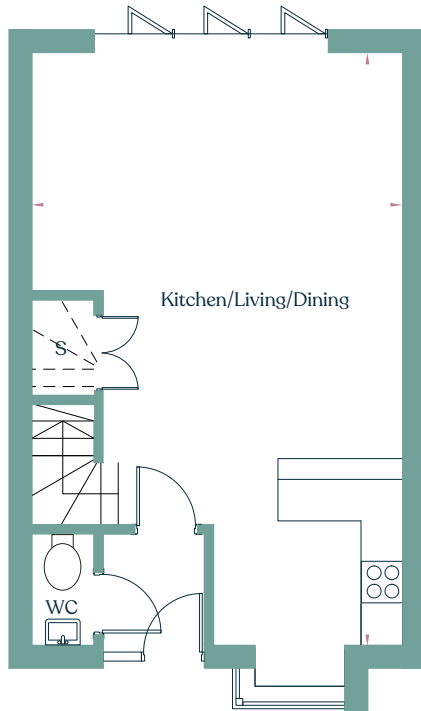
The Jackson



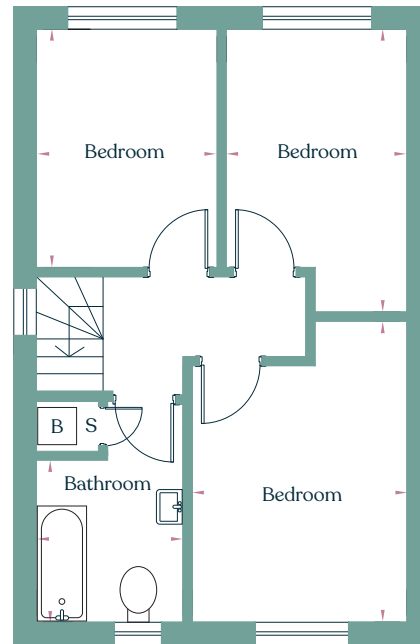
The Butler

# 3 Bedroom House

Plots 5, 6\*, 7, 8\*, 32, 33\*, 42, 43\*, 50



Ground floor



First Floor

Lounge/Dinner	5.32m x 5.30m
Kitchen	2.70m x 3.10m
Bedroom 1	3.09m x 3.68m
Bedroom 2	2.60m x 3.75m
Bedroom 3	2.60m x 3.42m
Bathroom	2.10m x 2.78m
<b>Total 92.99m<sup>2</sup></b>	

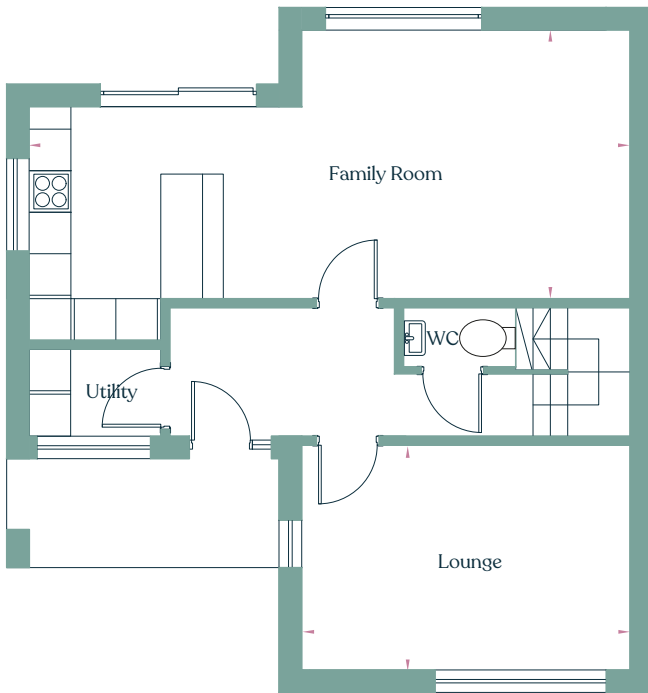


Computer generated images

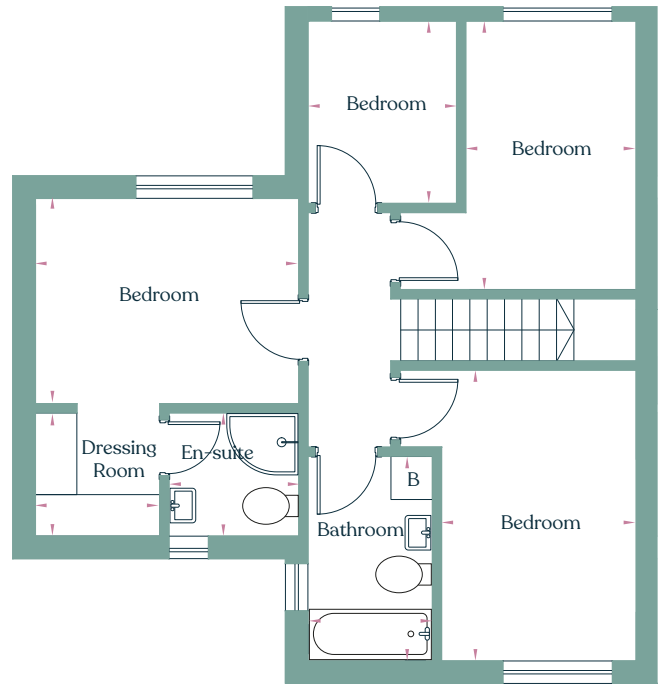
The Jackson

# 4 Bedroom House

Plots 56, 57



Ground floor



First Floor

Family Room	8.57m x 3.80m
Lounge	4.70m x 3.24m
Bedroom 1	3.80m x 3.03m
Dressing Room	1.78m x 1.76m
En-suite	1.89m x 1.76m
Bedroom 2	2.77m x 4.27m
Bedroom 3	2.50m x 3.82m
Bedroom 4	2.13 x 2.61m
Bathroom	1.80m x 2.93m

Total 125.04m<sup>2</sup>

S = Store B = Boiler



Computer generated images

# Specification

## The Butler 3 bedroom house

### Kitchen/diner

- Bi-fold patio doors
- Recessed spotlights to ceilings
- Frankie style stainless steel sink
- Dishwasher
- Fridge/freezer
- Stainless steel oven
- Induction hob
- Stainless steel extractor fan
- USB Charging point

### Living room

- Wall socket freeview TV point
- BT & Virgin connection points

### Cloakroom

- Toilet and washbasin

### Heating system

- Gas fired Central Heating Boiler, underfloor heating to ground floor
- Radiators to upper floors

### Bedroom one

- Freeview TV point
- Wall mounted Radiator
- Pendant lighting
- USB Charging point

### Bedrooms two and three

- Radiator
- Freeview TV point
- Pendant lighting
- USB Charging point

### Family bathroom

- Bath shower
- Half tiled walls
- Karndean style flooring
- Heated towel rail
- Duravit sanitary ware
- Recessed brushed chrome spotlights to ceilings
- Brassware by Hans Grohe

### Other internal features

- Intruder alarm
- TV aerial
- Internal decoration using designer paint colours up to 4 colours included

### Exterior

- Fencing to comply with secure by design
- Shed/secure bike store
- Outside tap
- Modern external wall lights front and rear
- Photovoltaics solar panels
- EV charging point
- Paved patio area to rear
- Permeable Block paved driveway
- Bio Retention unit fitted to driveway drainage system



# Specification

The Jackson 4 bedroom house

## Kitchen/diner

- Sliding patio doors
- Recessed spotlights to ceilings
- Frankie style stainless steel sink
- Dishwasher
- Fridge/freezer
- Stainless steel oven
- Induction hob
- Stainless steel extractor fan
- USB Charging point

## Living Room

- Wall socket freeview TV point
- BT & Virgin connection points

## Cloakroom

- Toilet and washbasin

## Heating system

- Gas fired Central Heating Boiler, underfloor heating to ground floor
- Radiators to upper floors

## Bedroom one

- Freeview TV point
- USB Charging point
- Pendent lighting
- Wall mounted Radiator

## En-suite shower room

- Half tiled walls
- Karndean style flooring
- Sanitary wear brand tbc
- Hansgrohe two-way shower, glass enclosure
- Recessed brushed chrome spotlights to ceilings
- Heated towel rail
- Brassware by Hans Grohe

## Bedrooms two, three and four

- Wall mounted Radiator
- TV Point
- Pendent lighting
- USB Charging point

## Family bathroom

- Bath with Hans Grohe shower
- Half tiled walls
- Karndean style flooring
- Heated towel rail
- Duravit sanitary ware
- Recessed brushed chrome spotlights to ceilings
- Brassware by Hans Grohe

## Other internal features

- Intruder alarm
- TV aerial
- Internal decoration using designer paint colours up to 4 colours included

## Exterior

- Fencing to comply with secure by design
- Shed/secure bike store
- Outside tap
- Modern external wall lights front and rear
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- Permeable driveway
- Photovoltaics solar panels
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- Bio Retention unit fitted to driveway drainage system

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