

*Halcyon*  
Stretford

GECKO™



## Straight-Up in Stretford.

Nestled in Manchester's rising hotspot, Stretford, Halcyon is a brand-new collection of one and two-bed apartments and three-bed townhouses. They're available to buy through shared ownership, which makes buying in this much-loved community more affordable. And with The Sunday Times flagging Stretford as one of the coolest neighbourhoods to invest in, stepping onto the property ladder here could be your best decision yet.

*“One of the coolest  
neighbourhoods  
to invest in”*

Built with high standards and a keen eye for detail, Halcyon homes are designed for flexible, real-life living. Whether you're buying as a family, a couple or alone, it's a location where it's easy to find balance. They're close to the urban action but have a fast route to wide-open countryside. There are indie bars and restaurants on the doorstep but it's just a 10-minute walk to the park. It's a community with a creative streak and plenty of edge, but a family-friendly feel.

Halcyon's your space to retreat to while staying connected. Your place to build a bright new future, while making the absolute most of the present.

Fashion & Footy.  
Tall-Stories & Tunes.  
Vintage & Vinyl.  
Regenerating & Rejuvenating.  
Mochas & Macchiato  
Happiness & Hopefulness.  
Straight-Up in Stretford.

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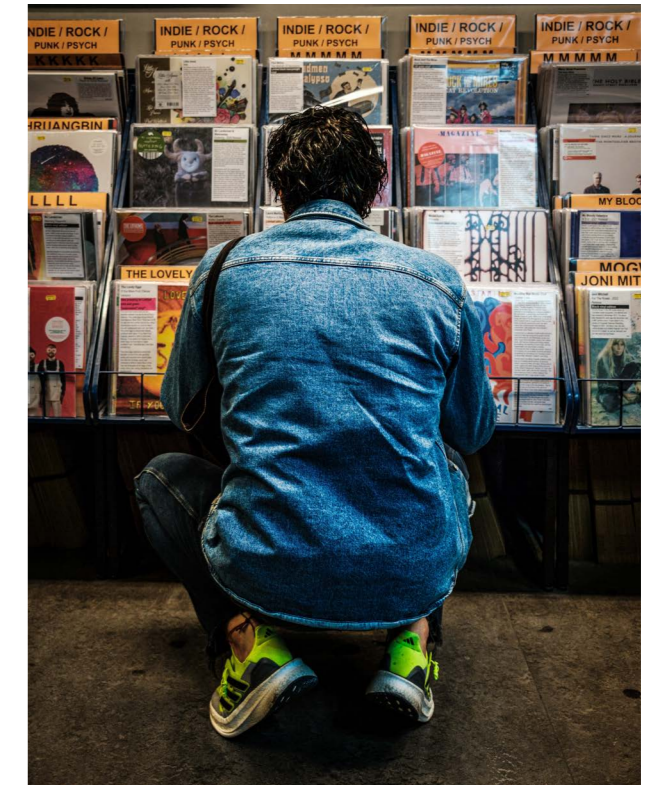


# Vintage & vinyl, tall stories & tunes. Regenerating & rejuvenating.

Stretford has attracted significant investment and regeneration in recent years. And it's earning its status as one of Greater Manchester's most talked about up-and-coming locations. The time to buy in this neighbourhood is now.

With a buzzing community spirit, Stretford gives a warm welcome and brings people together at events like The Stretfest, with activities ranging from craft sessions to local history talks. And at venues like Stretford Public Hall, which hosts everything from yoga to comedy workshops and children's theatre classes.

You can catch a film at the family-run Northern Light Cinema, spot gorgeous murals on the art trail or cycle along the towpath. Work out at NRG Gym, swim at Stretford Sports Village, or stroll to Longford park for a picnic. Play table tennis with friends or watch world-class football and cricket. Life's here for the taking.



# Built for now. Ready for what's next.

At Halcyon you can make a sound investment in your future and get on the property ladder without a huge deposit.

Shared ownership is a way to own part of your home while you rent the rest. Buying a share of a home means your deposit is based on a lower value, making that home ownership dream a reality.

With the security of a 999-year lease, a £500 annual contribution to your home's maintenance for the first 10 years\*, and options to buy more shares each year, you can eventually own all of your home.

Shared ownership makes it easier than you think to get on the housing ladder.

\*terms and conditions apply



# Is shared ownership for you?

## Smart choices. Shared ownership. Is it for you?

It's not just for first-time buyers. Shared ownership is also a good choice if you're moving on from a relationship or looking for a fresh start.

You'll enjoy all the benefits of home ownership, from choosing your own décor to having a pet – while paying a lower deposit and monthly cost.

And you're not alone. Our friendly team is here to guide you through your options and help you find the place that feels right. Just reach out – we're happy to help.



## Get to know GECKO

We're on a mission, driven by the belief that everyone deserves a place to call home. We're a not-for-profit organisation, and everything we do is based on our four core values:

-  Aspiration – supporting your aspiration to own a quality home you'll love to live in, in an area you want to live.
-  Happiness – providing you with the peace-of-mind, security and joy of waking up in your own home every morning.
-  Space – helping you to claim your own special space in the world, where you live your way, by your rules.
-  Creativity – with our fairly-priced properties, you'll have money left over to put your stamp on your new space.





When it comes to nightlife, there's something for all tastes in Stretford. Foodies are well-served with eateries like the French bistro Stretford Canteen, live music fans go to BrewChimp, fun lovers make a beeline for HEAD, and everyone enjoys a pizza at Emilia's Della Roma.

If shopping's your thing, it's just a 13-minute drive to The Trafford Centre, which boasts more than 200 stores and 60 restaurants. Closer to home, King Street has reopened as a newly revitalised high street with independents like Fountain Records, and there are big plans afoot to bring Stretford Mall back to life.



## Life starts here. It's all within your reach.

From Halcyon, it's a short commute to the bright lights of central Manchester, thanks to Stretford's Metrolink station. The M60 is just a 5-minute drive away and gives fast links to the M56 and M62, and it's just a 16-minute walk to Trafford Park Station. So you can quickly get out to the glorious Cheshire countryside, up to the northwest coast or to cities like Chester and Liverpool.

Whether you want to hike all day or dance all night, head to Dunham Massey estate or Deansgate shops, play a slow game of pétanque or hit it hard at padel, the options are all within easy reach from Halcyon.





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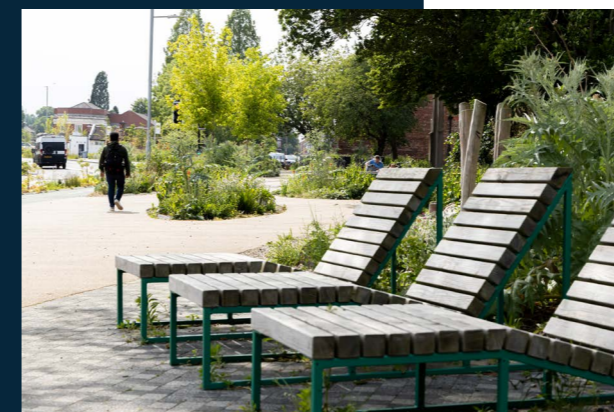


## Happiness & hopefulness. Today & forever.

At Halcyon, you won't need to waste any time setting up your new home. It comes with everything you need – from a stylish fitted kitchen and contemporary bathroom to high-quality fittings and neutral décor.

All houses have private gardens private gardens, off-road parking and electric vehicle charging points. And every Halcyon home has energy-saving technology to help keep bills low.

Families are well-catered for too with good schools within walking distance, including Victoria Park Infant & Junior Schools, Stretford High School and Stretford Grammar School. And there's plenty of entertainment on the doorstep for all ages – from all-star concerts at Old Trafford to roller disco at the Sports Village.



**Closer to everywhere  
you need to be.**



Stretford's got great connections for meetings in the city centre, lunching in local towns, day tripping in the UK and holidaying abroad. Trams run every few minutes throughout the working day, Trafford Park is a mainline station, you're on the edge of major road networks, and it's just 8 miles to Manchester International Airport.



**By bus.**

Stretford's well served by buses. A circular route runs to Lostock and there are direct services to Piccadilly Gardens, the Trafford Centre, Bury, Altrincham and more.

**By plane.**

Manchester International Airport offers domestic, short and long-haul flights to more than 200 destinations. And the fact it's so close makes early departures and late arrivals much more doable.

Sources: \*google.com/maps. Times shown are approximate and subject to traffic  
\*\*thetrainline.com. Times shown are for the fastest travel times, average journeys may be longer

# Development Plan & Location



# 3 Bedroom Home.

Plots 1, 2, 3, 4, 5\*, 6\*, 7, 8\*, 9\*, 10\*



GROUND FLOOR

FIRST FLOOR

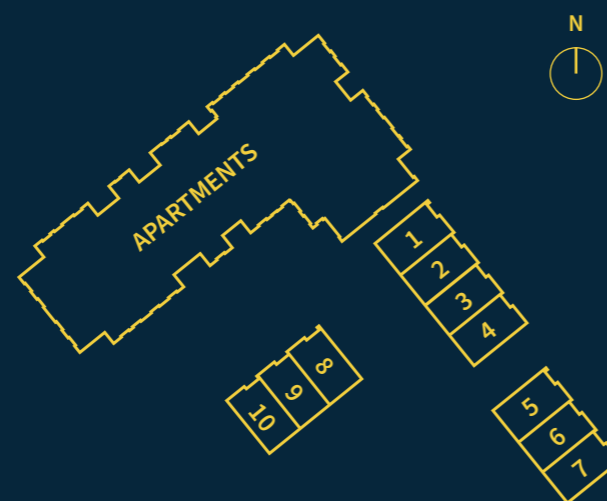
SECOND FLOOR

Kitchen Living	8.55m x 4.82m
Bedroom 1	3.77m x 2.61m
Bedroom 2	3.65m x 2.61m
Ensuite	1.95m x 2.73m
Bedroom 3	4.82m x 2.52m
Bathroom	2.36m x 2.02m

**Total 108m<sup>2</sup>**

S = Store \* = Handed

Measurements shown are for guidance only. Please note slight variation between plot room sizes allowing 100mm tolerance.



# Specification.

## Kitchen and living area

- Richmond Kitchens fitted units and worktops
- Integrated electric oven and fridge freezer
- Glass splashback

## Bathroom

- Porcelanosa Image Silver wall tiles
- Polyflor PUR vinyl sheet flooring
- Heated towel rail
- LED downlighting

## Outside

- Landscaped communal gardens
- Secure bike store

## Electrical

- TV points in the living area
- Extractor fans
- Smoke detectors with battery back-up

Visit:  
[www.geckohomes.co.uk](http://www.geckohomes.co.uk)

Email:  
[sales@geckohomes.co.uk](mailto:sales@geckohomes.co.uk)

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0330 995 1333

**GECKO™**

Total floor measurements shown are typical for these apartment types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floor plans, layouts and measurements are subject to change. The images shown within this brochure are for illustrative purposes only. All details shown within this brochure are subject to change and do not constitute part of a contract.