

LOVELL  
HOMES

PRESENTS



THE  
GATEWAY  
MANCHESTER



# ON THE EDGE OF THE CITY, **IN THE CENTRE OF IT ALL**

The Gateway is a stunning development offering an exceptional choice of 2, 3 and 4 bedroom homes with each boasting the best in modern designer living that includes a garden and gated parking.

Of course, equally as impressive as the homes on offer is its superb location on the edge of Manchester centre with both Ancoats and the Northern Quarter around the corner. Though you could be forgiven for forgetting how close the city is thanks to the Gateway's urban village setting with relaxing canal walks and open green spaces.

Ideal for professionals or those who want the many delights of the city on their doorstep, this is a once-in-a-lifetime opportunity to own a home that has it all.

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The Gateway gives you the best of both worlds – a relaxing urban village setting with private resident-only roads, together with all that Manchester city centre has to just offer a short stroll away.

In the day you can explore the areas green open spaces or take a walk along the canal. Then in the evening, Manchester awaits with hotspots like Ancoats and the Northern Quarter minutes away. With so many shops, restaurants and bars all at your fingertips, no two trips need ever be the same. Though you'll always be glad to get back to your beautiful home at The Gateway.

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HOMES









## THE SPECIFICATION



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## THE SPECIFICATION

Style and quality are built into every home at The Gateway, with each property having been designed to offer the highest specifications both inside and out. In fact, it is Lovell Homes unique blend of Style, Quality and Value, or SQV as we call it, that sets our homes apart.

Thanks to the premium finishes included as standard, you can be assured a house that you will be proud to call your home.

### All homes include:

- High efficiency combi boiler
- Central Heating
- TV & BT sockets to living room and one bedroom
- Downlighters to kitchen, cloakroom and bathrooms
- Pendant light fittings to all other rooms
- Mains-operated smoke detectors to all floors with battery back up
- Wall mounted rear security floodlight
- Secured By Design GRP front door
- Secured by Design UPVC rear door and windows
- Steel railings to front boundaries, with intermittent brick piers
- Timber fencing to rear garden boundaries
- Paved patio area to rear garden
- Tarmac driveway



### KEY

\* Choice of tiling subject to build stage

\*\* Depending on house type

^ Provision of appliances subject to physical space available within kitchen and/or utility areas

- In all cases please refer to the landscaping and boundary treatment plan

	Gold: Clifton Winton	Platinum: Beverley Heartford Heartford A Longford Leaford
<b>KITCHEN</b>		
Double fan assisted oven in brushed steel^	■	■
4 ring induction hob	■	
5 ring induction hob		■
Glass splashback	■	■
Glass chimney hood	■	
Glass chimney hood with glass canopy		■
Integrated fridge freezer^	■	■
Integrated dishwasher^	□	■
Integrated washing machine^	□	■
1 1/2 bowl stainless steel sink with mixer tap & pull out tap	■	■
Ceramic floor tiles*	■	■
Kitchen tiling*	■	■
<b>BATHROOM</b>		
Contemporary sanitaryware	■	■
Walls with WC and wash hand basin tiled to cill height *	■	■
Full height wall tiling behind bath*	■	■
Shower fitting to bath	■	■
Chrome heated towel rail	■	■
Ceramic floor tiles*	■	■
<b>ENSUITE**</b>		
Contemporary sanitaryware	■	■
Fully tiled shower cubicle*	■	■
Half wall tiling behind WC and splashback to wash hand basin*	■	■
Ceramic floor tiles*	■	■
Chrome heated towel rail		■
<b>ELECTRICAL</b>		
Intruder alarm system	□	■
Chrome finish sockets and switches	■	■
Electric car charging point	■	■

Key ■ Gold ■ Platinum



Available as an optional extra subject to build stage.

# THE DEVELOPMENT



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# THE GATEWAY

MANCHESTER

EXISTING RESIDENTIAL HOUSES

### 3 BED HOMES



#### BEVERLEY

Plots. 02, 03, 04, 05, 06, 26, 27, 28, 29, 30 & 31

### 4 BED HOMES



#### HEARTFORD

Plots. 32, 33, 34, 37, 42 & 43



#### HEARTFORD A

Plots. 38, 39, 40 & 41



#### LONGFORD

Plot. 01



#### LEAFORD

Plots. 35 & 36

### APARTMENTS



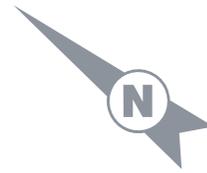
#### CLIFTON

Plots. 07, 08, 09, 11, 13, 14, 15, 16, 18, 19, 20, 21, 23, 24 & 25



#### WINTON

Plots. 10, 12, 17 & 22



EXISTING RESIDENTIAL APARTMENTS

EXISTING RESIDENTIAL APARTMENTS

OLDHAM ROAD

BUTLER STREET

GUNSON STREET

BIN COLLECTION POINT

FUTURE DEVELOPMENT

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Any queries should be raised through the conveyancing process in the usual way.

# LOVELL HOMES



BEVERLEY  
3 bedroom home

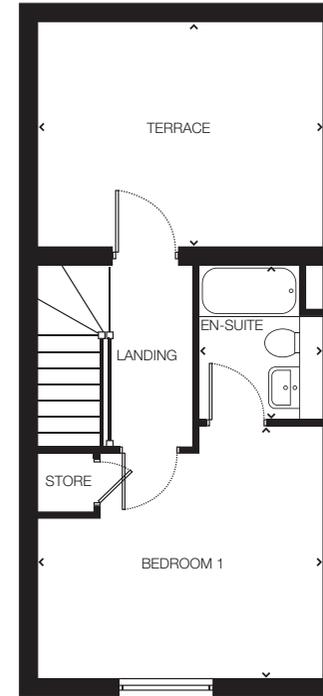
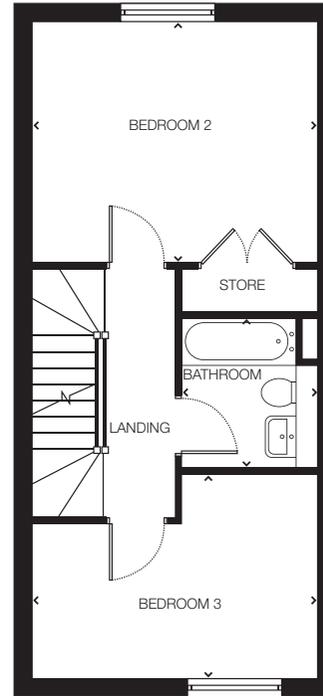


THE  
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MANCHESTER

# BEVERLEY

## 3 bedroom home

Plots: 02, 03, 04, 05, 06, 26, 27, 28, 29, 30 & 31



### Ground Floor

<b>Kitchen/dining</b>	2980mm (min) x 4900mm	9'9" (min) x 16'1"
<b>Utility/store</b>	1920mm (min) x 2060mm	6'3" (min) x 6'9"
<b>Living room</b>	3130mm (min) x 4660mm	10'3" (min) x 15'3"
<b>Cloaks</b>	1100mm x 1700mm	3'7" x 5'7"

### First Floor

<b>Bedroom 2</b>	4180mm (min) x 3500mm	13'9" (min) x 11'6"
<b>Bedroom 3</b>	4180mm (min) x 3000mm	13'9" (min) x 9'10"
<b>Bathroom</b>	2000mm x 2200mm	6'7" x 7'3"

### Second Floor

<b>Bedroom 1</b>	4180mm (min) x 3710mm	13'9" (min) x 12'2"
<b>En-suite</b>	1800mm x 2220mm	5'11" x 7'3"
<b>Terrace</b>	4280mm (min) x 3180mm	14'0" (min) x 10'5"

**Please note:** > Denotes points between which measurements are given.

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HEARTFORD  
4 bedroom home



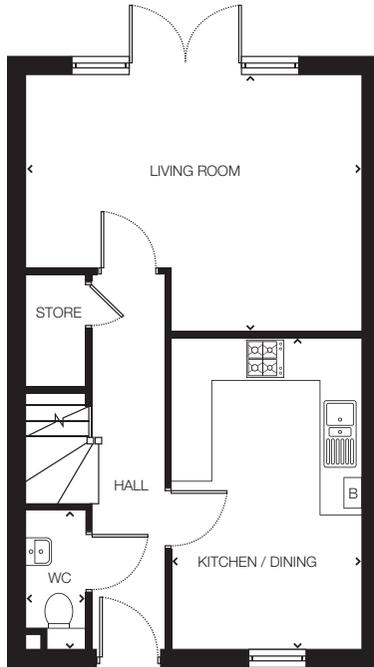
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# HEARTFORD

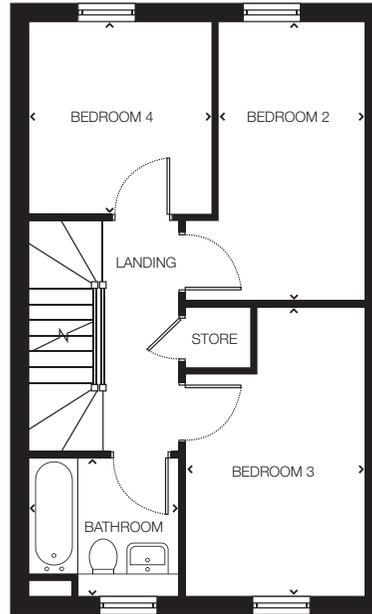
## 4 bedroom home

Plots: 32, 33, 34, 37, 42 & 43



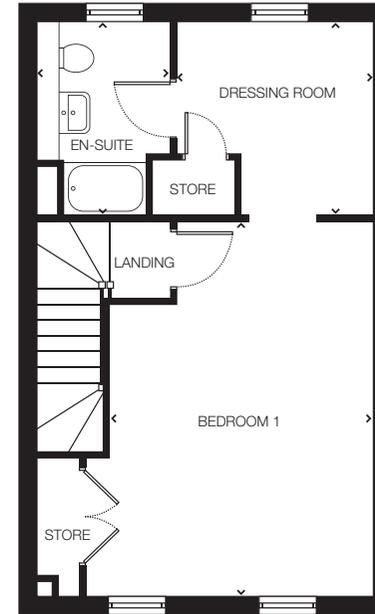
### Ground Floor

<b>Kitchen/dining</b>	2790mm x 4545mm	9'1" x 14'10"
<b>Living room</b>	4950mm x 3760mm	16'2" x 12'4"
<b>Cloaks</b>	850mm x 1960mm	2'9" x 6'5"



### First Floor

<b>Bedroom 2</b>	2695mm x 4210mm	8'10" x 13'9"
<b>Bedroom 3</b>	2170mm x 4095mm	7'1" x 13'5"
<b>Bedroom 4</b>	2660mm x 2860mm	8'8" x 9'4"
<b>Bathroom</b>	2142mm x 1905mm	7'0" x 6'3"



### Second Floor

<b>Bedroom 1</b>	3790mm x 5445mm	12'5" x 17'10"
<b>En-suite</b>	1955mm x 2860mm	6'5" x 9'4"
<b>Dressing room</b>	2880mm x 2860mm	9'5" x 9'4"

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HEARTFORD A  
4 bedroom home



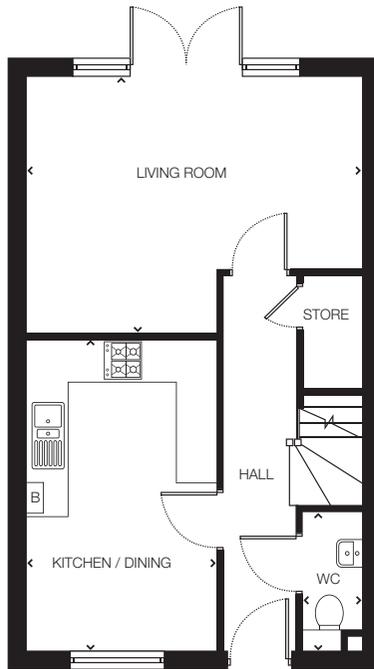
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# HEARTFORD A

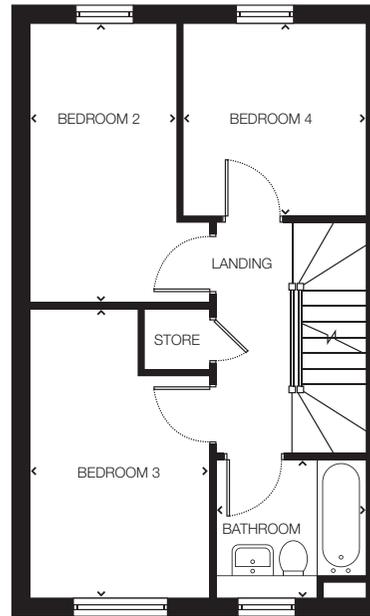
## 4 bedroom home

Plots: 38, 39, 40 & 41



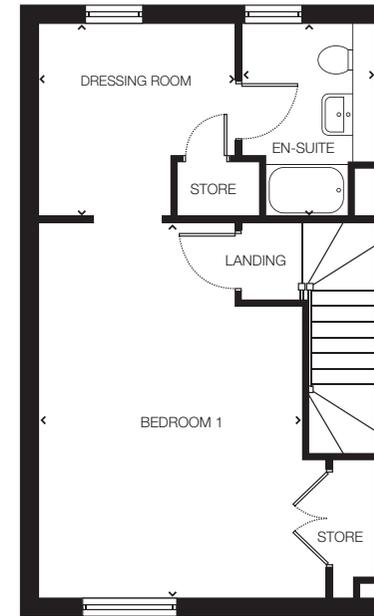
### Ground Floor

<b>Kitchen/dining</b>	2790mm x 4545mm	9'1" x 14'10"
<b>Living room</b>	4950mm x 3760mm	16'2" x 12'4"
<b>Cloaks</b>	850mm x 1960mm	2'9" x 6'5"



### First Floor

<b>Bedroom 2</b>	2695mm x 4210mm	8'10" x 13'9"
<b>Bedroom 3</b>	2170mm x 4095mm	7'1" x 13'5"
<b>Bedroom 4</b>	2660mm x 2860mm	8'8" x 9'4"
<b>Bathroom</b>	2142mm x 1905mm	7'0" x 6'3"



### Second Floor

<b>Bedroom 1</b>	3790mm x 5445mm	12'5" x 17'10"
<b>En-suite</b>	1955mm x 2860mm	6'5" x 9'4"
<b>Dressing room</b>	2880mm x 2860mm	9'5" x 9'4"

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HOMES**

LONGFORD  
4 bedroom home



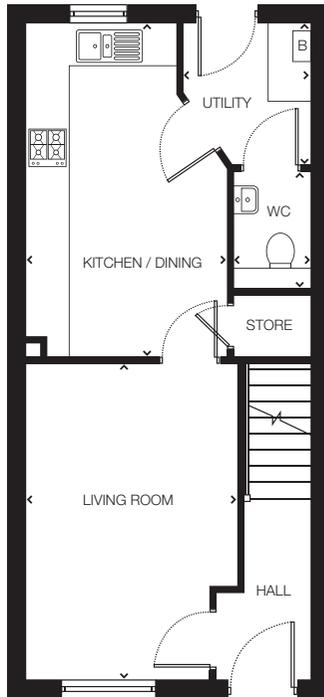
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# LONGFORD

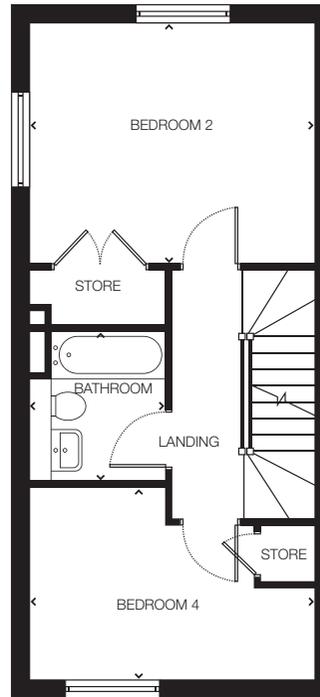
## 4 bedroom home

Plot: 01



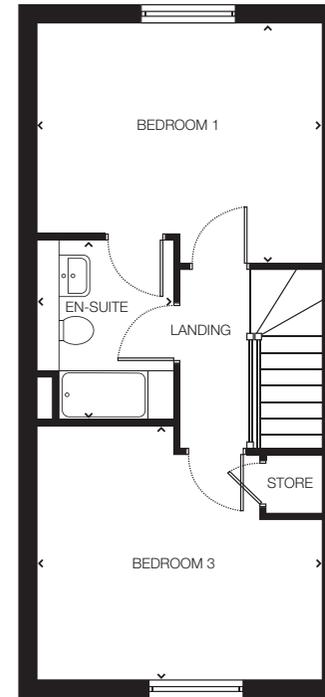
### Ground Floor

<b>Kitchen/dining</b>	2980mm x 4900mm	9'9" x 16'1"
<b>Utility/store</b>	1920mm x 2060mm	6'3" x 6'9"
<b>Living room</b>	3130mm x 4660mm	10'3" x 15'3"
<b>Cloaks</b>	1100mm x 1700mm	3'7" x 5'7"



### First Floor

<b>Bedroom 2</b>	4180mm x 3500mm	13'9" x 11'6"
<b>Bedroom 4</b>	4180mm x 3000mm	13'9" x 9'10"
<b>Bathroom</b>	2000mm x 2200mm	6'7" x 7'3"



### Second Floor

<b>Bedroom 1</b>	4180mm x 3520mm	13'8" x 11'6"
<b>En-suite</b>	1800mm x 2220mm	5'11" x 7'3"
<b>Bedroom 3</b>	4230mm x 3710mm	13'10" x 12'2"

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LEAFORD

4 bedroom home



THE

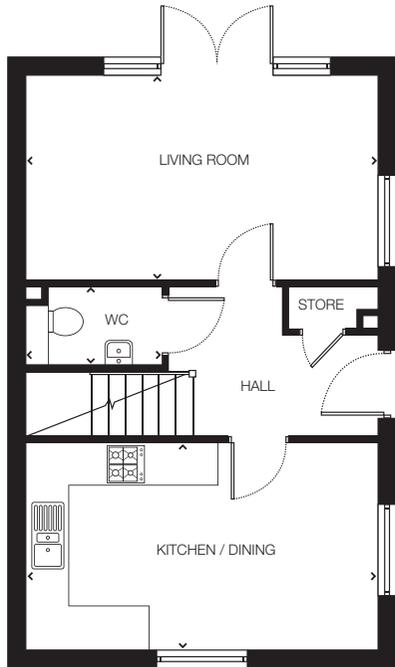
GATEWAY

MANCHESTER

# LEAFORD

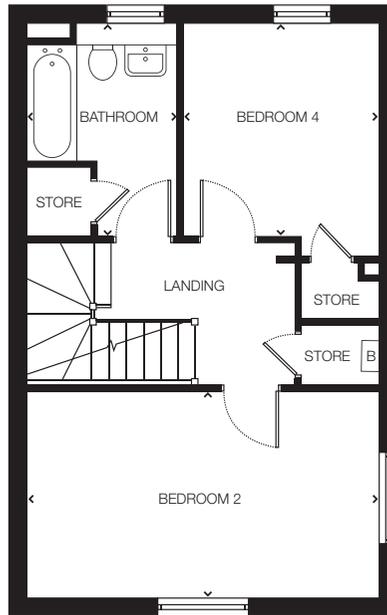
## 4 bedroom home

Plots: 35 & 36



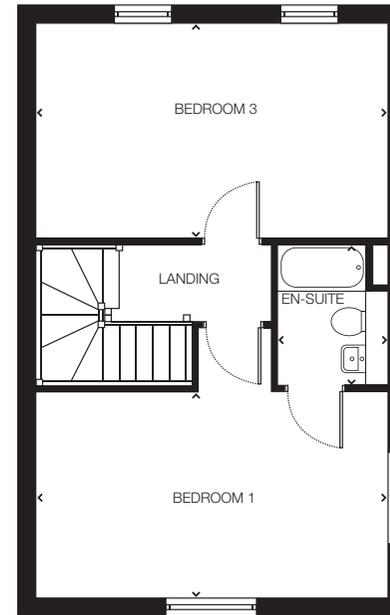
Ground Floor

<b>Kitchen/dining</b>	5160mm x 3000mm	16'11" x 9'10"
<b>Living room</b>	5160mm x 3000mm	16'11" x 9'10"
<b>Cloaks</b>	2050mm x 910mm	6'9" x 3'0"



First Floor

<b>Bedroom 2</b>	5160mm x 3000mm	16'11" x 9'10"
<b>Bedroom 4</b>	2860mm x 3130mm	9'3" x 10'3"
<b>Bathroom</b>	2200mm x 3130mm	7'3" x 10'3"



Second Floor

<b>Bedroom 1</b>	5160mm x 3000mm	16'11" x 9'10"
<b>En-suite</b>	1600mm x 2070mm	5'3" x 6'9"
<b>Bedroom 3</b>	5160mm x 3130mm	16'11" x 10'3"

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CLIFTON  
2 bedroom apartment

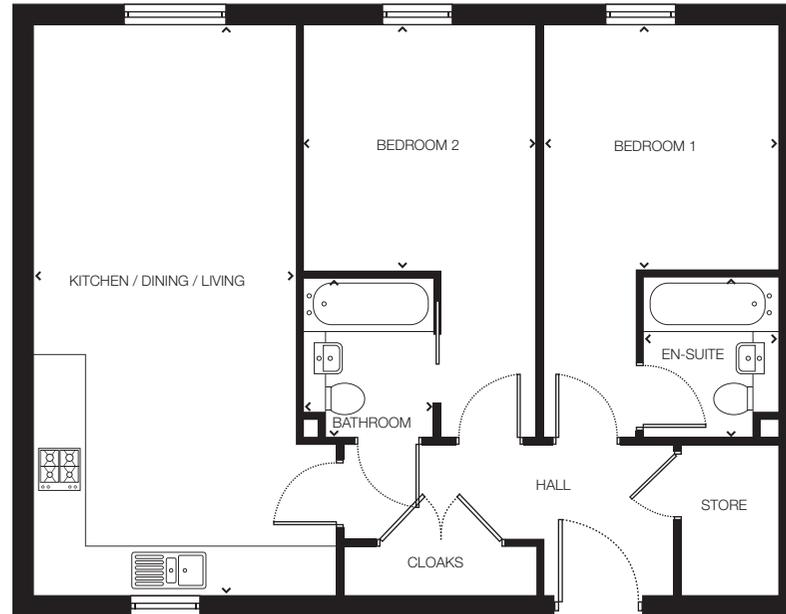


THE  
GATEWAY  
MANCHESTER



## 2 bedroom apartment

Plots: 07, 08, 09, 11, 13, 14, 15, 16, 18, 19, 20, 21, 23, 24 & 25



<b>Kitchen/dining/living</b>	3360mm x 7280mm	11'0" x 23'11"
<b>Bedroom 1</b>	3020mm x 3120mm	9'11" x 10'3"
<b>Bedroom 2</b>	3020mm x 3120mm	9'11" x 10'3"
<b>Bathroom</b>	1780mm x 2050mm	5'10" x 6'9"
<b>En-suite</b>	1750mm x 2050mm	5'9" x 6'9"

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**These are example plans and elevations and there may be variations in block configuration and window sizes/locations. Please refer to construction elevation drawings for confirmation.**

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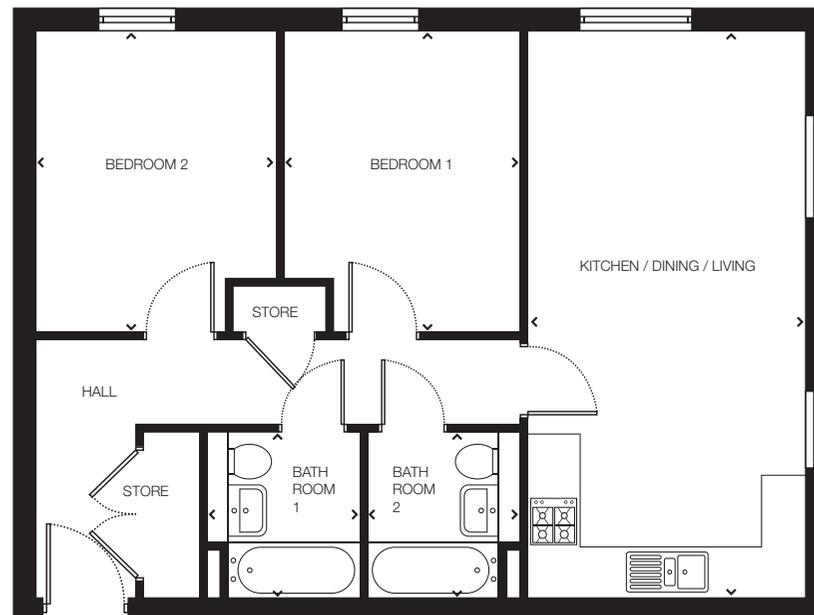
WINTON  
2 bedroom apartment



# WINTON

## 2 bedroom apartment

Plots: 10, 12, 17 & 22



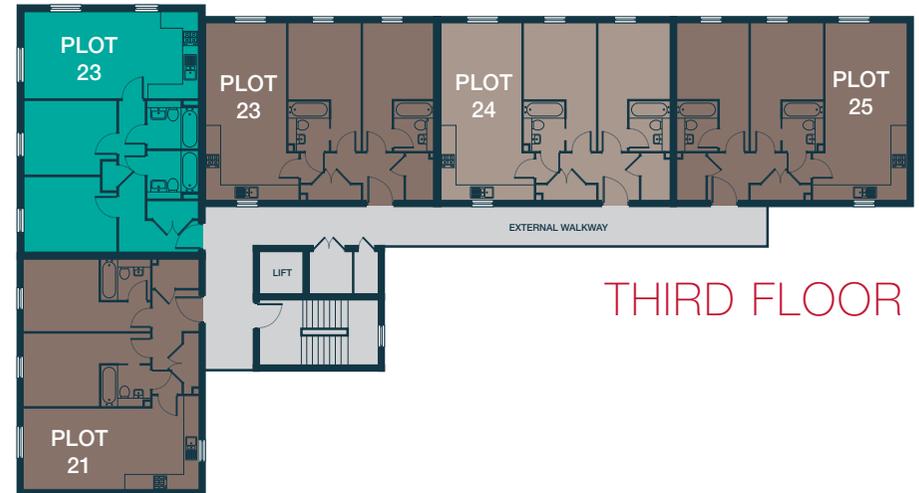
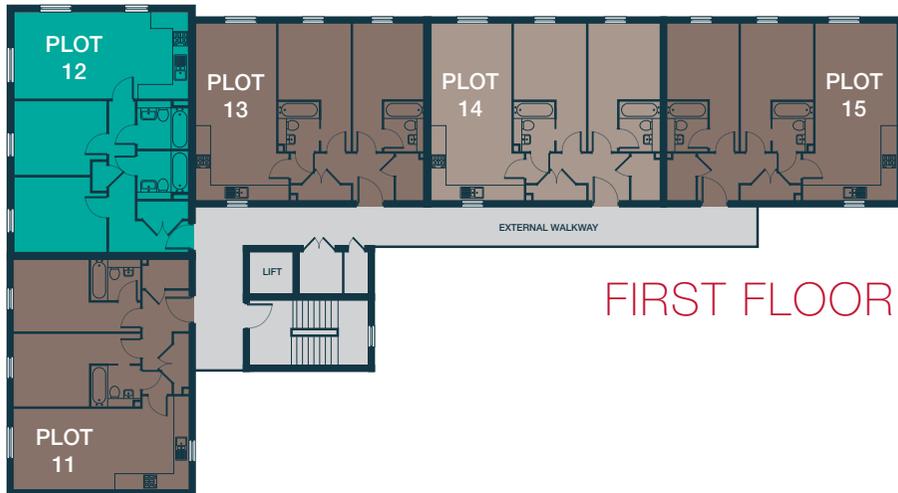
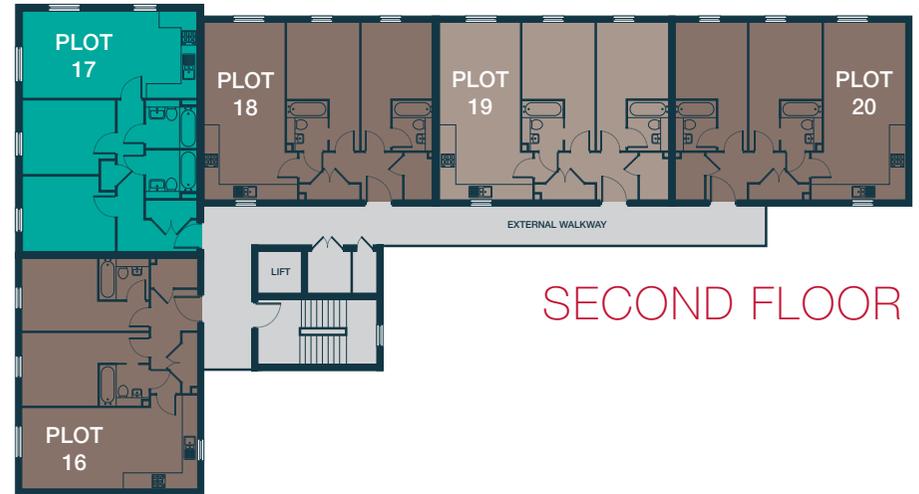
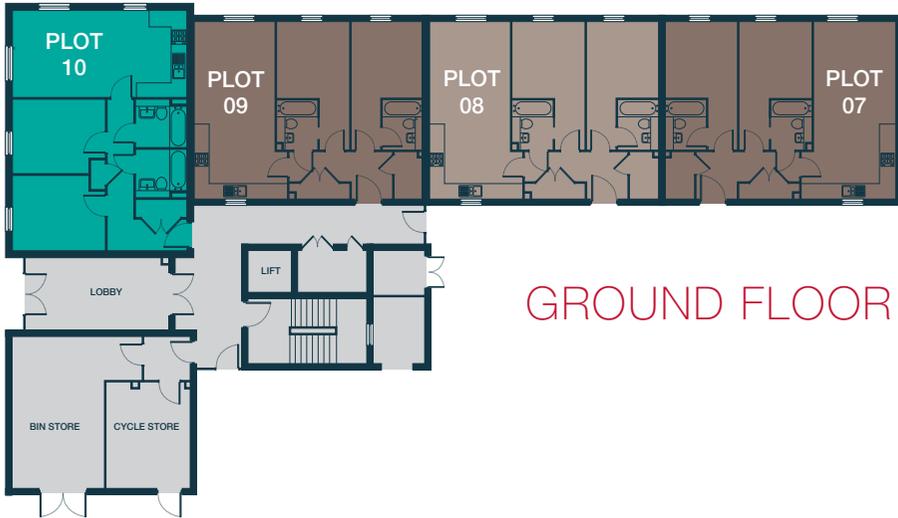
<b>Kitchen/dining/living</b>	3590mm x 7310mm	11'10" x 24'0"
<b>Bedroom 1</b>	3090mm x 3870mm	10'2" x 12'8"
<b>Bedroom 2</b>	3090mm x 3870mm	10'2" x 12'8"
<b>Bathroom 1</b>	2030mm x 2140mm	6'8" x 7'0"
<b>Bathroom 2</b>	2030mm x 2140mm	6'8" x 7'0"

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APARTMENT TYPES

 WINTON 2 BED APARTMENT

 CLIFTON 2 BED APARTMENT



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