



Christie Fields, Chorlton

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HOMES

The home you've been searching for



A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Christie Fields, Chorlton.

Christie Fields and Chorlton

Christie Fields, Chorlton brings you the very best of both worlds, sitting just a few minutes from the vibrant centre of Manchester, yet still enjoying all the laid-back lifestyle of urban village living. Fashionable Didsbury, Chorlton and Withington are all close by, packed with stylish local shops, café-bars, delicatessens and restaurants. Venture just a little further and you find the famous Trafford Centre, or stay on the excellent North West motorway system and discover the Lake District, the Peak District and the rolling Cheshire plains all within easy reach.

Just minutes from the M60 Manchester Ring Road, Christie Fields makes an ideal base for both work and leisure, and when it comes to your holidays, the airport couldn't be any more convenient!

Designed down to the last detail

We put great care and attention to detail into all the homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor-make your home just the way you want it.

Discover the charms of Chorlton

Chorlton really has got something for everyone, right on its doorstep, from Premier League football to sensational shopping, city centre culture and nightlife to skiing and snowboarding. Here's a quick guide to all the essentials, with everything you need to make you feel at home here from day one.

Going out

Chorlton has so much choice for your leisure time, from the excitement of Manchester city centre to the sophistication of Cheshire village bistros. And you don't even have to go that far, with a choice of Indian, Italian, Chinese, French, Spanish and vegetarian restaurants all within a mile and a half of Christie Fields. Here's two that are within walking distance:

Azad Manzil Indian Restaurant
495 Barlow Moor Road, Manchester,
Lancashire M21 8AG
Tel. 0161 881 1021

Gusto Restaurant & Bar
756 Wilmslow Road, Didsbury M20 2DW
Tel. 0161 445 8209

Something Different

If you fancy something unusual, try skiing and snowboarding at the Chill Factor snowdome, or take in a movie in style at Britain's busiest cinema - the Odeon at Trafford Centre, with 20 screens to choose from.

Shopping

Naturally, the area is well served by supermarkets and smaller local shops, but that's just the start. Rebuilt in spectacular style, Manchester City Centre is better than ever, while the nearby Trafford Centre features 230 stores and Europe's largest food court. For bargains, Cheshire Oaks outlet village is just half an hour away on the motorway.

Sport and Leisure

From Manchester United's 'Theatre of Dreams' to Lancashire and England cricket at Old Trafford, there's plenty of world class sport to watch locally. And if you'd rather take part yourself, you'll be spoilt for choice, with everything from riding, at Ashton Hall, to sailing at Sale Waterpark plus with four golf courses, two parks a leisure centre and a Megabowl all within just a few minutes drive.

Transport

Situated just off Princess Parkway, one of the main artery routes into Manchester, Christie Fields enjoys excellent public transport links to the city. You can also park and ride on the modern Manchester trams at nearby Stretford. The M60 is conveniently close and Manchester International Airport is less than ten minutes away by car.

Healthcare

Dentist - Sandy Lane Dental Practice
7 Sandy Lane, Manchester M21 8TL
Tel. 0161 881 6560

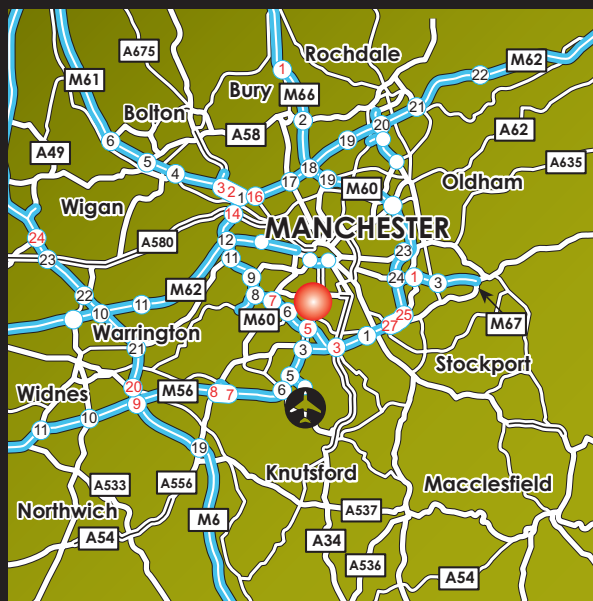
Doctor - Valshali Medical Centre
13 Corkland Road, Manchester M21 8UP
Tel. 0161 881 5074



Christie Fields

Darley Avenue, Chorlton, Manchester M21 7GG

Call/Fax 0161 445 1064



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Elan Homes - Northern

Enterprise House, 28 Parkway, Deeside Industrial Estate, Deeside CH5 2NS

Call 01244 283500 Fax 01244 283553

Email: enquiries@elan-homes.co.uk elan-homes.co.uk





Specification

Specification

Kitchen Darley/Derwent

Choice of quality fitted kitchen*	✓
Built-in single electric oven	✓
Gas hob in stainless steel	✓
Canopy style cooker hood in stainless steel	✓
Integrated dishwasher	✓
Stainless steel splashback (Derwent housetype only)	✓
Plumbing for washing machine	✓
Pelmet lighting to kitchen	✓
Stainless steel round bowl & drainer	✓
Laminated upstand to match worktop	✓

Bathroom and En-suite

Villeroy & Boch contemporary sanitary ware	✓
Contemporary chrome bathroom taps	✓
Thermostatically controlled shower	✓
Choice of wall tiling to bathrooms*	✓
Vanity unit with mirrors to main bathroom (where design allows)	✓

General

Downstairs cloakroom	✓
White painted interior doors with chrome furniture	✓
Magnolia finish to all walls	✓
Smooth finish to all ceilings	✓
Recessed spotlights to specified rooms	✓
Door chime	✓
Turfing or landscaping to front garden only (where applicable)	✓

Electrical

TV point to lounge	✓
TV point to family room (Darley housetype only)	✓
TV point to master bedroom	✓
Telephone point to lounge	✓
Telephone point to study	✓
Shaver socket to en-suite (where applicable)	✓

Energy Saving Features

PVCu double-glazed sealed units	✓
Adjustable ventilators to windows	✓
Gas central heating	✓
Roof mounted solar panels (to selected plots only)	✓

Safety and Security

High security patio/french doors (where applicable)	✓
Lockable handles to windows (where applicable)	✓
Interconnected smoke detectors (where applicable)	✓
Electronic burglar alarm system	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year NHBC Warranty	✓

Key

✓ Standard

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications, as necessary and without notice. This does not constitute or form any part of a contract or sale.

*Subject to build stage.