



# Greenside View *Dykinfield*

A BEAUTIFUL COLLECTION OF 3, 4 & 5 BEDROOM HOMES



**ēlan**

HOMES YOU'LL LOVE INSIDE OUT®



## HOMES YOU'LL LOVE INSIDE OUT®

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A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



## A VIBRANT COMMUNITY

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Greenside View is located in the Historical town of Dukinfield. A neighbourhood with an abundance of green space and ideally located less than 10 miles from Manchester City Centre.

The fantastic new development is perfectly located. Surrounded by greenery, Greenside View is a quiet retreat just a stone's throw away from the busy, metropolitan centre of Manchester. Many of the homes will have beautiful views over Dukinfield Golf Course or an amazing view over the urban skyline.

Dukinfield is within easy reach of Manchester's renowned Trafford Centre which offers a cinema, multiple restaurants, a Selfridges and much more, you can also enjoy a day out at the Chill Factor which is a short drive from the Trafford Centre, alternatively, on your doorstep, there is an abundance of local parks including the beautiful Hyde Park for the perfect family day out.

You won't be short of things to do in this up and coming vibrant community with an abundance of hidden gems including local and independent shops, gyms and restaurants close by.

## DISCOVER THE BEST OF BOTH WORLDS

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Greenside View benefits from excellent motorway access to the M60 ring road via junction 23 which is just a short drive away and links to the whole of the North West including all of the major motorways M56, M62 and M6, ideal for commuters.

Dukinfield is well connected for public transport with a variety of bus routes to Ashton-Under-Lyne, Stockport and Manchester.

The nearest Railway Station is Flowery Field providing links to Hadfield, Glossop and Manchester Piccadilly, while Manchester Airport is just 8 miles from the development.



## A RICH HERITAGE

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The Historic town of Dukinfield was a key industrial location during the Industrial Revolution of the 18th century with heavy links to the Cotton and Coal trade. The towns coal mines also became best known for its ability to generate heat and steam with Astley Deep Pit being the most famous.

The area is surrounded by green spaces and parks, ideal for those who enjoy running or walking. Given its position in the East of Manchester, you are close by to the Peak District to enjoy countless days out exploring.

The Golf Course, on which Greenside View now occupies part of, was originally founded in 1897 and strives to give its visitors an experience to remember on the 6,043 yard par 70 course.

## SCHOOLS & SERVICES

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The area is well-served by a number of “Outstanding” and “Good” schools including Broadbent Fold Primary School is within walking distance and is rated “Good”. Cromwell High School which has an Ofsted rating of “outstanding”, is just under 1 mile away.

Greenside View is in a fantastic location with great amenities close by with access to excellent support services and health professionals, including a local hospital.

All information was correct at the time of printing



# Greenside View Dykefield

## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	REGENCY	REGENCY PLUS	SOVEREIGN
4 ring gas hob in stainless steel	✓	×	×
5 ring gas hob in stainless steel	×	✓	✓
Built in microwave <sup>#</sup>	✓	✓	✓
Built in single electric oven	✓	×	×
Built in double electric oven	×	✓	✓
Stainless steel extractor hood	✓	✓	✓
Integrated Fridge Freezer	✓	✓	✓
Integrated Dishwasher	×	×	✓
Choice of modern quality fitted kitchen*	✓	✓	✓
Soft close kitchen cupboards	✓	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓	✓
Pelmet lighting	✓	✓	✓
Plumbing for washing machine	✓	✓	✓

### BATHROOM & EN-SUITE

Towel rail to bathroom and en-suite †	✓	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath †	✓	✓	✓
Choice of wall tiling to bathroom and en-suite/shower room*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✓	✓	✓

GENERAL	REGENCY	REGENCY PLUS	SOVEREIGN
White painted interior doors with chrome furniture	✓	✓	✓
Magnolia finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Wardrobes to bedroom 1	×	✓	✓
Gas fire and fire surround	×	×	✓
Floor tiling to kitchen and utility	×	×	✓

### ELECTRICAL

External lighting to front	✓	✓	✓
External lighting to rear	×	×	✓
TV point to lounge / family room †	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom †	✓	✓	✓
TV points to remaining bedrooms	×	×	✓
Chrome finish sockets and switches to kitchen, lounge, bedroom 1 and white to all other areas	×	×	✓
Shaver socket to en-suite	✓	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓	✓
White sockets and switches throughout	✓	✓	×
Telephone point to hall or lounge and study	✓	✓	✓
Burglar alarm system	×	×	✓

SAFETY & SECURITY	REGENCY	REGENCY PLUS	SOVEREIGN
Interconnected smoke detectors	✓	✓	✓
Windows and doors with high security lockable handles	✓	✓	✓
24 hour customer care (2 years)	✓	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓	✓

### ENERGY SAVING FEATURES

High efficiency gas central heating (natural gas)	✓	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓	✓

† Where applicable

\* Subject to build stage

<sup>#</sup> No microwave to Denton





start your  
love story

# Greenside View

*Dukinfield*

## DENTON

(1, 6 & 21)

3 bedroom detached home

## DROYLSDEN

(2, 3, 9, 10, 15, 16, 19 & 20)

3 bedroom semi-detached home

## HATTERSLEY

(7, 8, 11, 12, 13, 14, 17, 18, 22, 23, 24 & 25)

3 bedroom semi-detached home

## BRAMPTON

(31 & 32)

4 bedroom detached home with integral single garage

## CHADDERTON

(4, 5, 26, 27 & 28)

4 bedroom detached home.

(Plot 4 & 28 with attached single garage. Plot 26 with detached single garage. Plot 27 with detached double garage.)

## NEWBURY

(29, 30 & 33)

5 bedroom detached home with integral single garage



Please note Elan Homes are an Ecological Aware developer and as such, many of our developments now have bird and bat boxes, please speak to the Sales Executive for further details on this development.



# NEWBURY 5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)

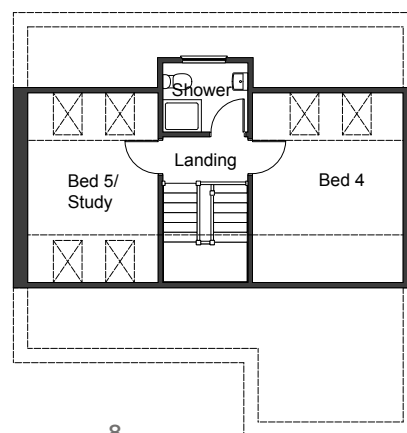
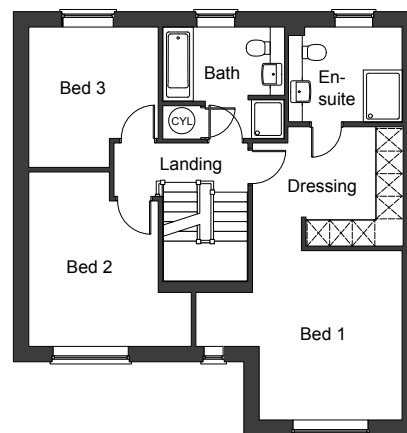
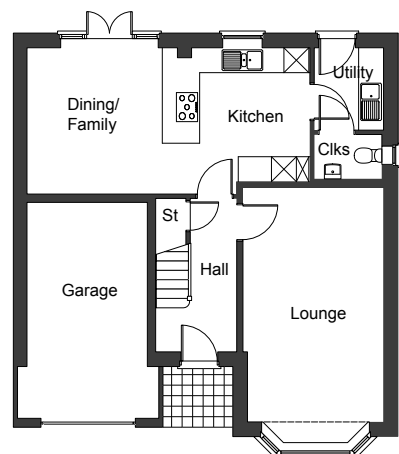


The Newbury is an elegant and imposing 5 bedroom home with spacious accommodation spread across 3 storeys.

Ground floor accommodation includes an open plan kitchen/family/dining area, with adjoining utility room and cloakroom, plus French door access to the rear garden. The ground floor also contains a spacious lounge, hallway and integral garage.

On the first floor are 3 light and airy bedrooms, with an en-suite and dressing area in bedroom 1 plus a family bathroom.

The second floor houses a further bedroom, a second bathroom and a useful room that could be utilised as a study, guest bedroom or attic store.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.14m* x 3.39m*	20'2" x 11'1"
Kitchen / Dining / Family	6.79m* x 3.52m*	22'3" x 11'7"
Utility	1.99m x 1.67m	6'6" x 5'6"
Cloakroom	1.63m x 1.07m	5'4" x 3'6"
Garage	5.20m x 2.90m	17'1" x 9'6"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.73m* x 3.89m*	15'6" x 12'9"
Dressing	3.42m* x 2.72m*	11'3" x 8'11"
En-suite	2.61m x 2.17m	8'7" x 7'2"
Bedroom 2	4.00m* x 3.73m*	13'2" x 12'3"
Bedroom 3	3.22m* x 2.97m*	10'7" x 9'9"
Bathroom	2.78m* x 2.55m*	9'1" x 8'5"

## SECOND FLOOR

	Metres	Feet/Inches
Bedroom 4	4.35m x 3.43m	14'3" x 11'3"
Bedroom 5 / Study	4.35m x 2.97m	14'3" x 9'9"
Shower Room	1.95m x 1.59m	6'5" x 5'3"

Total Area - 1,806 ft<sup>2</sup>

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 29, 30 & 33 are handed.



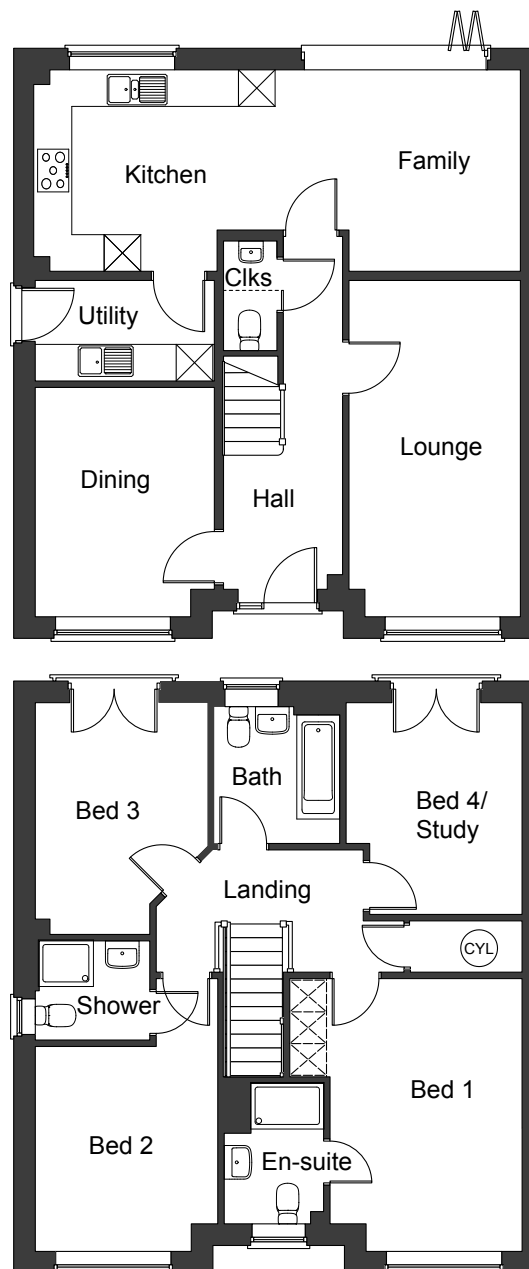
# CHADDERTON 4 BEDROOM DETACHED HOME WITH ATTACHED/DETACHED SINGLE/DOUBLE\*\* GARAGE (REGENCY PLUS)



A beautiful 4 bedroom family home with extensive living spaces.

The Chadderton is a beautiful 4 bedroom property which features an open plan kitchen/dining/family space at the heart of this family home with bi-fold doors to the garden. On the ground floor there's also a separate lounge to the front of the house and on the other side a dining room. Just off the kitchen is a handy utility room plus a downstairs cloakroom.

Upstairs you will find bedroom one with an en-suite, plus 3 more good sized bedrooms and the family bathroom. To the rear of the first floor you will find bedrooms 3 and 4 that boast Juliet Railings.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.51m* x 2.81m*	18'11" x 9'3"
Kitchen / Family	7.95m* x 3.30m*	26'1" x 10'10"
Utility	2.93m x 1.65m	9'8" x 5'5"
Dining	3.76m* x 2.93m*	12'4" x 9'8"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.45m* x 3.79m*	14'7" x 12'5"
En-suite	2.29m* x 1.62m	7'6" x 5'4"
Bedroom 2	3.35m* x 2.98m*	11'2" x 9'9"
Shower Room	1.87m x 1.62m	6'2" x 5'4"
Bedroom 3	3.78m* x 2.81m*	12'5" x 9'3"
Bedroom 4 / Study	3.46m* x 2.87m*	11'4" x 9'5"
Bathroom	2.23m x 2.05m	7'4" x 6'9"

Total Area - 1,524 ft<sup>2</sup>

\*Indicates maximum dimension

\*\* Plot 26 with single garage. Plots 4 & 28 with attached single garage. Plot 27 with detached double garage.

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 4 & 27 are handed.

# BRAMPTON 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)

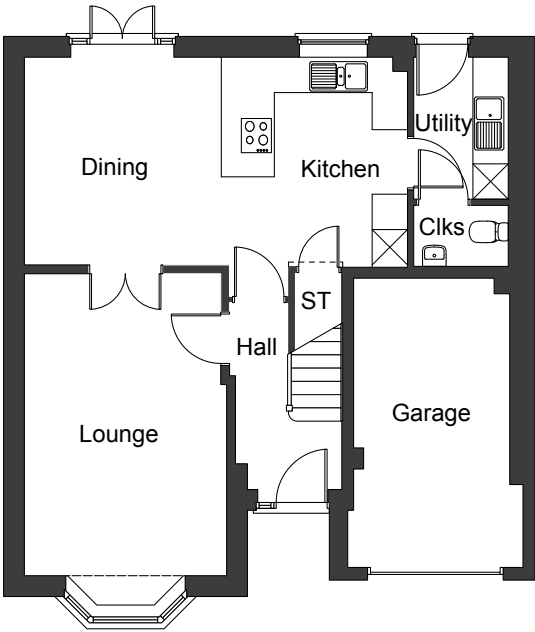


The impressive 4 bedroom home boasts stylish modern living over two floors.

With its bay windowed lounge and integral garage, the Brampton has all the traditional charm you would expect.

The Brampton is a substantial 4 bedroom home of the very highest quality, finished with a level of luxury and attention to detail you only get from Elan. Details like French style doors out to the patio and double doors into the large lounge give the ground floor a real sense of sweeping style.

Upstairs 4 large bedrooms off the central landing ensure there is space for everyone. This is a home crafted without compromise, from the generous en-suite to the master bedroom, to the large utility room that keeps your kitchen clutter free.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.62m* x 3.43m*	18'5" x 11'3"
Kitchen / Dining	6.50m x 3.52m	21'4" x 11'7"
Utility	2.41m x 1.60m	7'11" x 5'3"
Cloakroom	1.60m x 1.04m	5'3" x 3'5"
Garage	4.91m x 2.65m	16'1" x 8'8"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.20m* x 4.30m*	17'1" x 14'1"
En-suite	2.07m* x 1.86m*	6'9" x 6'1"
Bedroom 2	3.74m* x 2.72m*	12'3" x 8'11"
Bedroom 3	3.50m x 3.02m	11'6" x 9'11"
Bedroom 4 / Study	3.06m* x 2.78m*	10' x 9'1"
Bathroom	2.46m* x 2.20m*	8'1" x 7'3"

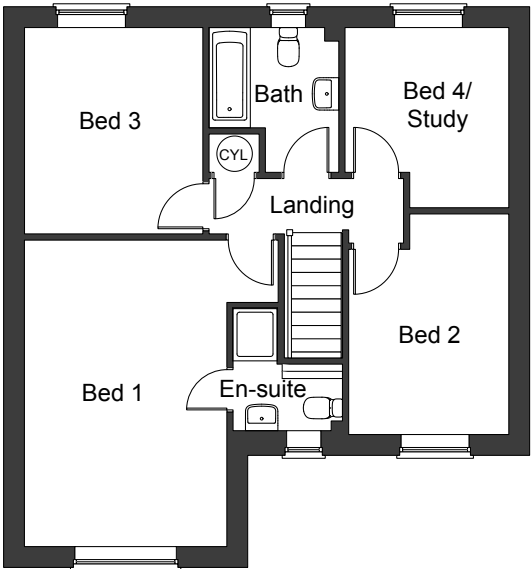
Total Area - 1,292 ft<sup>2</sup>

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 31 is handed.



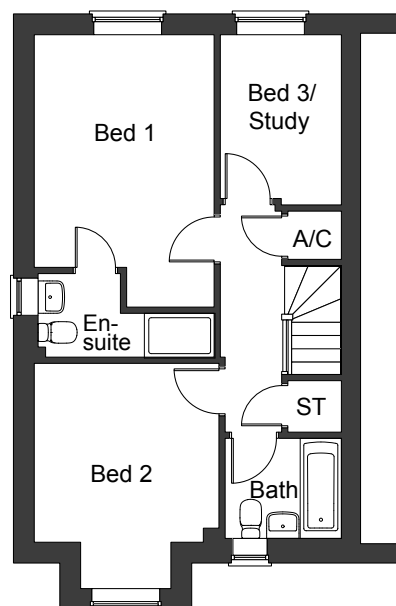
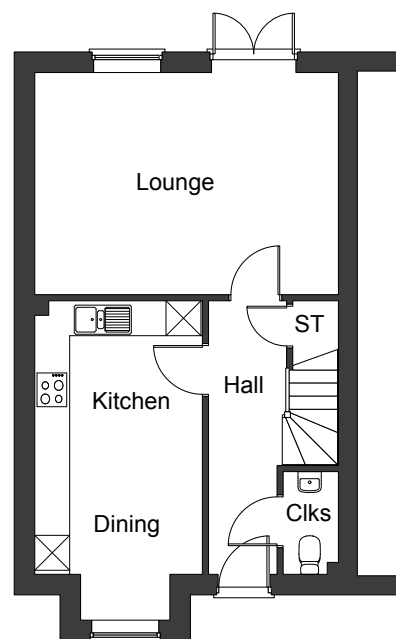
# HATTERSLEY 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



**The perfect home for first time buyers or a growing family with 3 beautiful bedrooms.**

At the front of the ground floor accommodation there is a modern kitchen/dining area and a cloakroom. Spanning the back of the home is a spacious, bright lounge that is ideal for relaxing and socialising.

On the first floor there is a landing that leads to 3 gorgeous bedrooms. Bedroom 1 has views to the rear garden and its own stylish en-suite. Bedroom 2 is well sized looking over the front of the home. Bedroom 3 could be utilised as a study. The upstairs accommodation is complete with a family bathroom.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.22m x 3.82m	17'1" x 12'6"
Kitchen / Dining	5.49m* x 2.88m*	18'* x 9'5"*
Cloakroom	1.76m x 0.95m	5'9" x 3'1"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.63m* x 3.06m*	15'2"* x 10'*
En-suite	2.99m* x 1.42m*	9'10"* x 4'8"*
Bedroom 2	3.83m* x 3.14m*	12'7"* x 10'4"*
Bedroom 3 / Study	2.89m* x 2.06m*	9'6"* x 6'9"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 1,010 ft<sup>2</sup>

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 7, 11, 13, 17, 23 & 25 are handed.



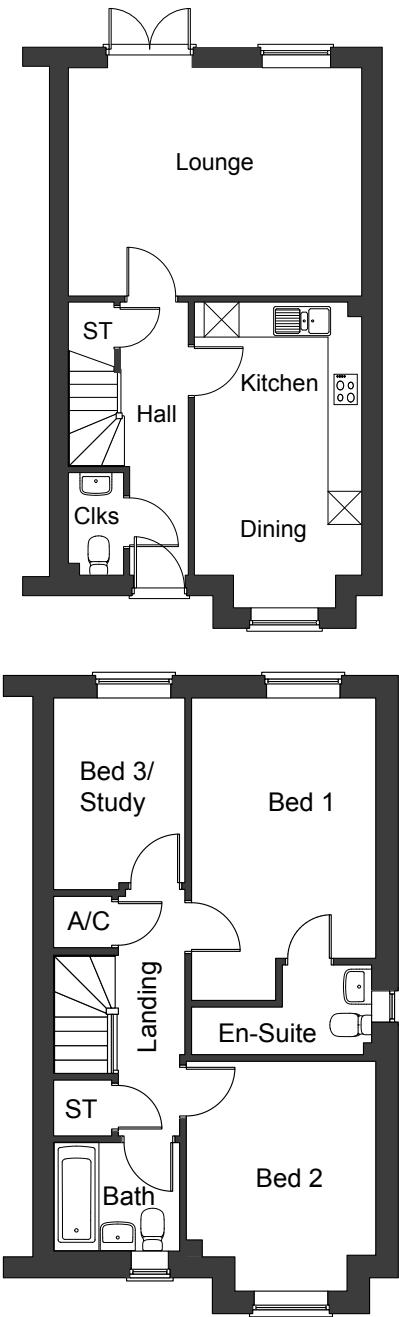
# DROYLSDEN 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Droylsden is a charming 3 bedroom family home with the finest of finishing touches throughout.

When entering the ground floor accommodation there is a large hallway that provides access to a cloakroom and open plan kitchen/dining area. At the end of the hallway is a fantastic, elegant lounge that leads to the rear garden via French doors.

Upstairs, the landing leads to 3 beautiful bedrooms. Bedroom 1 has access to a convenient en-suite, the further two bedrooms share the attractive, main family bathroom.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.05m x 3.93m	16'7" x 12'11"
Kitchen / Dining	5.26m* x 2.88m*	17'3"* x 9'5"*
Cloakroom	1.76m x 0.95m	5'9" x 3'1"

## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.74m* x 2.89m*	15'7"* x 9'6"*
En-suite	2.82m* x 1.41m*	9'3"* x 4'7"*
Bedroom 2	3.60m* x 2.97m*	11'10"* x 9'9"*
Bedroom 3 / Study	3.00m* x 2.06m*	9'10"* x 6'9"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 986 ft<sup>2</sup>  
\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 3, 10, 16 & 20 are handed.

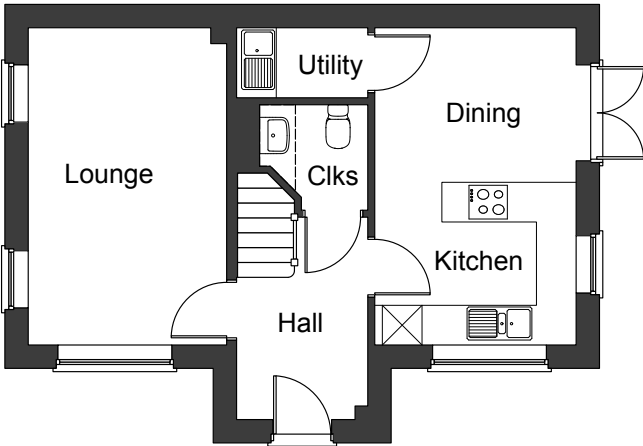
# DENTON 3 BEDROOM DETACHED HOME (REGENCY)



The Denton is a beautifully proportioned house with a traditional layout that makes the most of the overall space.

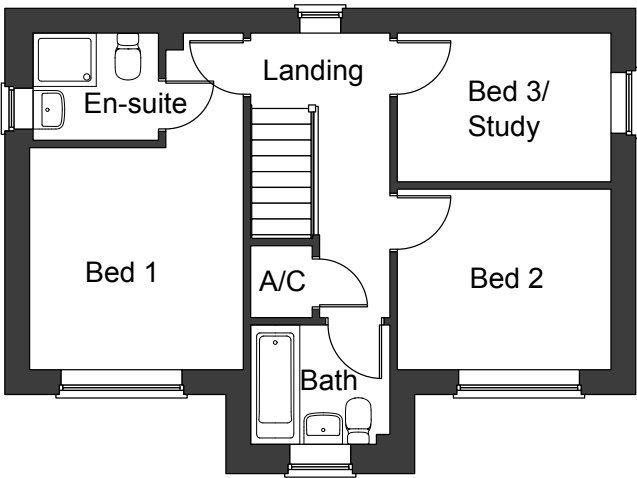
The layout on the ground floor includes a spacious lounge, a cloakroom, utility room and an open plan kitchen/dining room with French doors that lead out into the garden.

Upstairs are 3 well proportioned bedrooms and a contemporary family bathroom. Bedroom 1 also benefits from an en-suite.



## GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.80m x 3.00m	15'9" x 9'10"
Kitchen / Dining	4.80m x 3.04m	15'9" x 10'
Utility	1.98m x 1.06m	6'6" x 3'6"
Cloakroom	1.64m* x 1.60m*	5'4"* x 5'3"*



## FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.16m x 3.04m*	10'5" x 10"
En-suite	1.71m x 1.53m	5'7" x 5'
Bedroom 2	3.04m x 2.57m	10'0" x 8'5"
Bedroom 3 / Study	3.04m x 2.12m	10'0" x 6'11"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 919 ft<sup>2</sup>

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 21 is handed.



## GREEN SPACE, LIVING SPACE, YOUR SPACE



### BENEFITS OF BUYING A NEW HOME

AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

Figures from Office of National Statistics found that living in a new build could cut your energy bills in half compared to living in older homes.

Their research discovered that the average cost for heating, light and hot water in a new build house in England was £399 a year in 2018/19, compared to £885 for older homes.





## OUR PROMISE TO YOU



The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984)

## BARS & RESTAURANTS

- 1 Rising Moon
- 2 Lowes Arms
- 3 The Heroes of Waterloo
- 4 Lilys Indian Vegetarian Cuisine
- 5 Deli Felice Turkish
- 6 Waggon & Horses
- 7 Bridgefield Curry Lounge
- 8 Globe Coffee

## SPORTS & LEISURE

- 9 Dukinfield Golf Club
- 10 Gymetc
- 11 Astley Sports Village
- 12 Hyde United Football Club
- 13 Stalybridge County Park
- 14 Hyde Leisure Pool
- 15 Fairfield Golf Club

## RETAIL

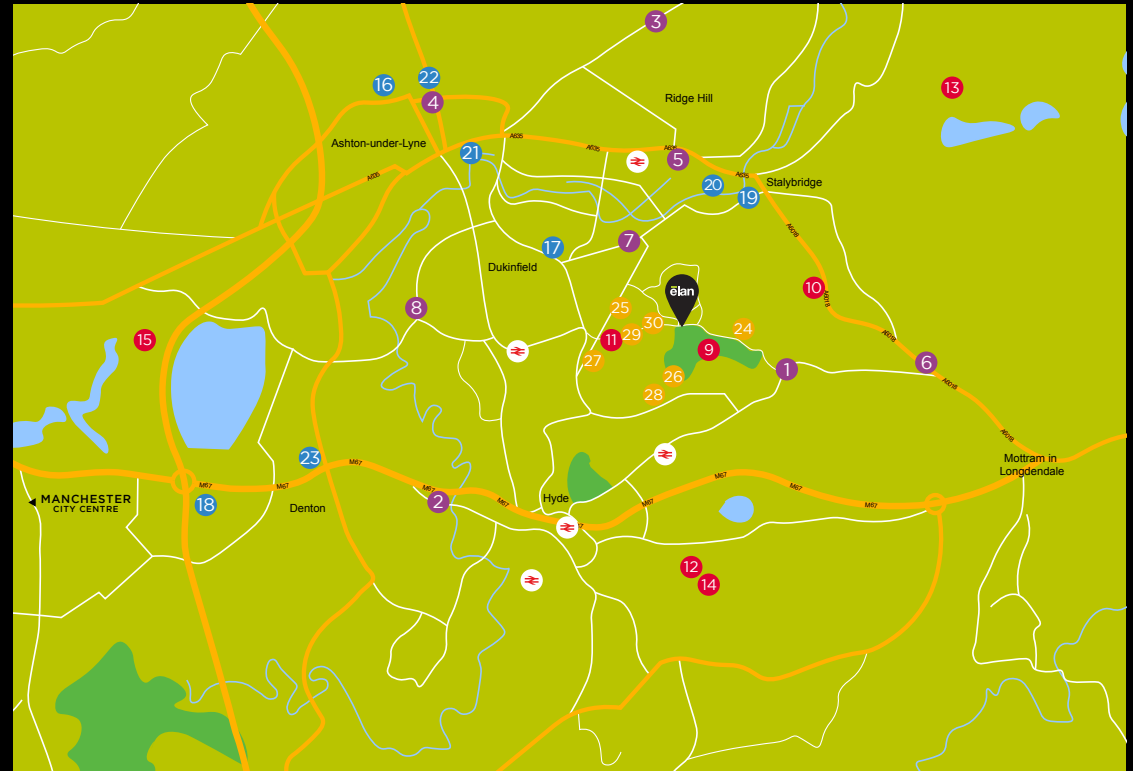
- 16 Marks & Spencer
- 17 Morrisons
- 18 Sainsburys
- 19 Tesco
- 20 Aldi
- 21 Asda
- 22 IKEA
- 23 Crownpoint Shopping Park

## EDUCATION

- 24 Broadbent Fold Primary School and Nursery
- 25 Yew Tree Primary School
- 26 Bradley Green Primary Academy
- 27 St Mary's Catholic Primary School
- 28 Oakfield Primary School
- 29 Cromwell High School
- 30 Rayner Stephens High School

## TRAIN STATION

- Flowery Field (1.2 miles)
- Hyde North (1.2 miles)
- Stalybridge (1.4 miles)
- Newton for Hyde (1.6 miles)
- Hyde Central (2.3 miles)



All correct at the time of printing



## Destinations

Manchester	8.6 miles
Manchester Airport	15.2 miles
Rochdale	14 miles
Bury	16.1 miles
Trafford Centre	19.8 miles



## GREENSIDE VIEW

Yew Tree Lane,  
Dukinfield,  
Manchester  
SK16 5GF  
T: 0161 532 6638  
E: [greensideview.sales@elan-homes.co.uk](mailto:greensideview.sales@elan-homes.co.uk)  
W: [www.elan-homes.co.uk/developments/greenside-view/](http://www.elan-homes.co.uk/developments/greenside-view/)