



SANDPIPER PLACE

one
living

one manchester

A ONE LIVING DEVELOPMENT BY



Named after the birds you'd find in an oasis, Sandpiper Place is a friendly and welcoming new development providing affordable family housing in Gorton. The Oasis Centre has been rebuilt to form part of the development, and is an important focus point for the community, delivering activities and help to develop stability, integration, life-skills and aspirations for local people.

Sandpiper Place comprises 26 three-bedroom homes, with both semi-detached and terraced plots available. With spacious rooms and a garden attached to every home, this is the perfect development for growing families, first time buyers and downsizers; and a great opportunity to buy a house in a popular area of Manchester.

Space

The homes at Sandpiper Place are designed to be roomy and comfortable, with a living room, combined kitchen/dining room, WC and utility room on the ground floor; and three bedrooms, a bathroom and master bedroom en-suite upstairs - more than enough space to cater for everyone!

Combine this with a private garden to relax and play, amenity space for storage, and your own off-road parking spot for peace of mind, and you've got your own little haven in the suburbs.

Performance

Sandpiper Place includes high performing insulation in external walls, the ground floor and the roof, so you know you'll be getting the most from your new home and keeping those bills as low as possible.

A-rated boilers are installed as standard – keeping you and your family warm when you need it, and reducing your impact on the environment by promising an efficient heating system. An integrated cooker and fridge freezer are also provided to every home.

Location

Situated in Gorton, the development is a stone's throw from Manchester – the ideal location for those who want to enjoy the space that comes with living outside the city, but the convenience of easy access to the facilities it offers.

Well connected by train, tram and bus, you won't struggle to reach Manchester for work or leisure. The city is just 2.9 miles away, so you can drive in quickly, or head the opposite way for easy access to the M60 in just 2.1 miles.

You might decide to give the travelling a miss and stay closer to home if you don't fancy the hustle and bustle of Manchester. Gorton has everything you need in easy reach – Gorton Market and Tesco are close by, as well as several schools for the children.





The Dove - 3 Bedrooms



The Lark - 3 Bedrooms



The Wren - 3 Bedrooms

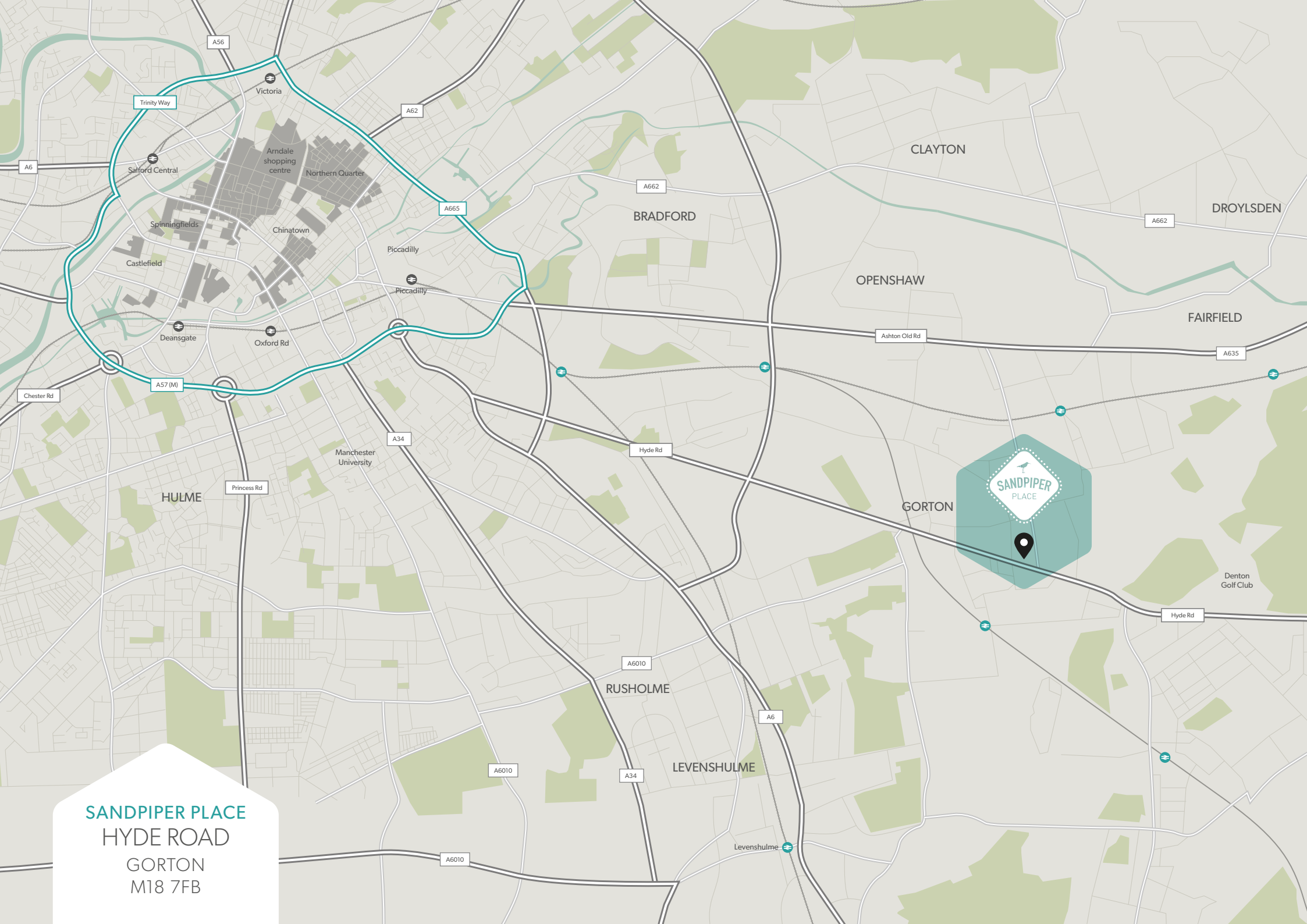


RTB = Rent to Buy

SO = Shared Ownership



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SANDPIPER PLACE
HYDE ROAD
GORTON
M18 7FB



THE DOVE

3 Bedroom home

Ground floor

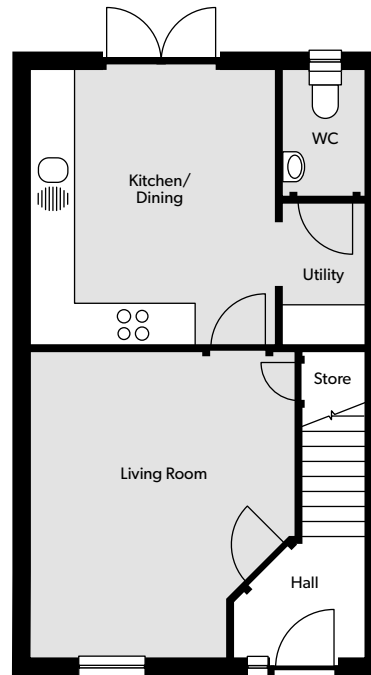
Ground Floor			
Living room	3400mm x 4000mm	11' 2" x 13' 1"	
Kitchen	3200mm x 3800mm	10' 6" x 12' 5"	
WC	1000mm x 1700mm	3' 3" x 5' 7"	
Utility	1000mm x 1900mm	3' 3" x 6' 3"	

First Floor

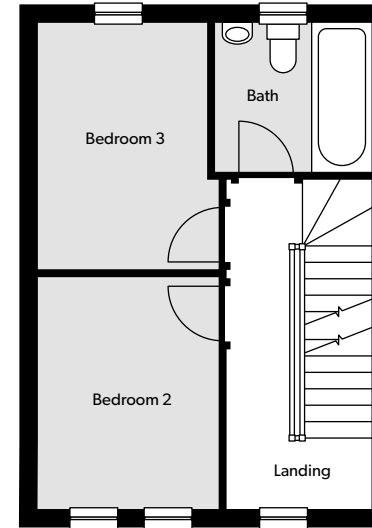
Bedroom 2	2400mm x 3100mm	7' 10" x 10' 2"	
Bedroom 3	2200mm x 3300mm	7' 3" x 10' 10"	
WC	2100mm x 1900mm	6' 11" x 6' 3"	

Second Floor

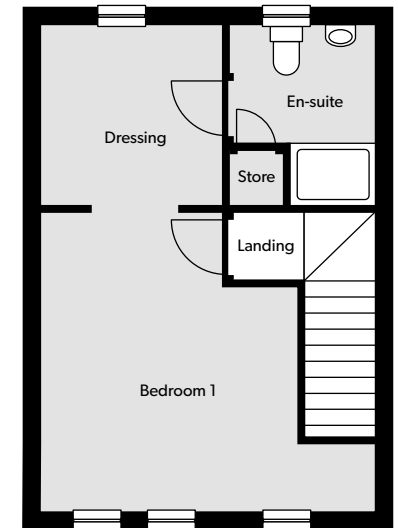
Bedroom 1	4400mm x 4100mm	14' 5" x 13' 5"	
Dressing room	2400mm x 2300mm	7' 10" x 7' 6"	
En-Suite	1900mm x 2300mm	6' 3" x 7' 6"	
Total	90m ²		



Ground floor



First Floor



Second Floor

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THE DOVE

House specification

Kitchen

- Kitchen units and worktops
- Non Slip Vinyl flooring
- Integrated double stainless steel oven
- Hob and integrated extractor
- Integrated Fridge Freezer
- Glass splashback
- Chrome downlights LED
- Chrome Sockets to kitchens above worktop

Bedroom

- TV point in all bedrooms
- Telephone point in master bedroom

Living room

- TV point
- Telephone point
- Media plate

Bathroom

- White bathroom suite with over-bath shower and shower screen
- Ceramic tiles
- Non Slip Vinyl flooring
- Heated towel rail
- Dome light fitting

Outside

- Allocated off-road parking
- Turfed rear gardens

General

- UPVC double glazing
- Stainless steel door furniture
- Smoke detectors
- 12 year LABC warranty



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THE LARK

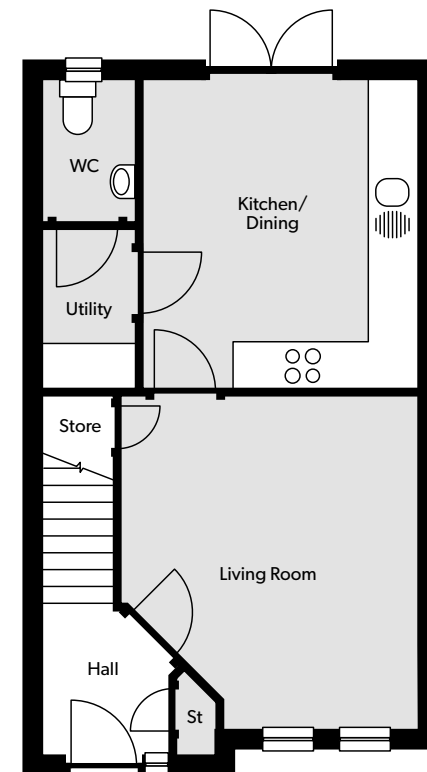
3 Bedroom home

Ground floor

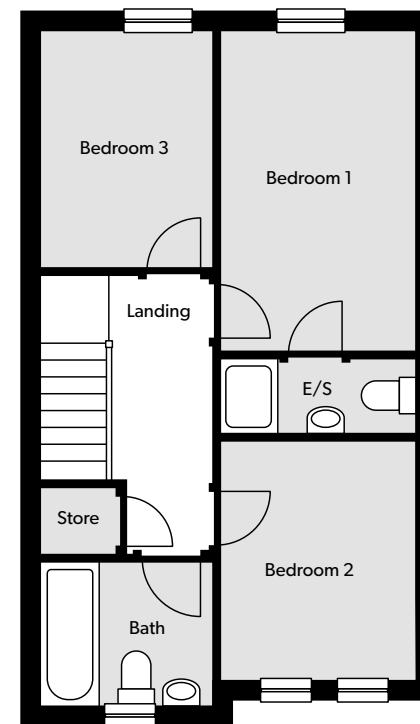
Kitchen/Dining	3600mm x 4000mm	12'0" x 13'1"
WC	1200mm x 1800mm	3'11" x 5'11"
Living Room	3900mm x 4300mm	13'0" x 14'1"

First floor

Bedroom 1	2600mm x 4200mm	8'6" x 13'9"
En Suite	2600mm x 1000mm	8'6" x 3'3"
Bedroom 2	2600mm x 3000mm	8'6" x 9'11"
Bedroom 3	2200mm x 3000mm	7'3" x 9'11"
Bathroom	2200mm x 1900mm	7'3" x 6'3"
Total	84m ²	



Ground floor



First Floor

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THE LARK

House specification

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- Non Slip Vinyl flooring
- Integrated double stainless steel oven
- Hob and integrated extractor
- Integrated Fridge Freezer
- Glass splashback
- Chrome downlights LED
- Chrome Sockets to kitchens above worktop

Bedroom

- TV point in all bedrooms
- Telephone point in master bedroom

Living room

- TV point
- Telephone point
- Media plate

Bathroom

- White bathroom suite with over-bath shower and shower screen
- Ceramic tiles
- Non Slip Vinyl flooring
- Heated towel rail
- Dome light fitting

Outside

- Allocated off-road parking
- Turfed rear gardens

General

- UPVC double glazing
- Stainless steel door furniture
- Smoke detectors
- 12 year LABC warranty



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THE WREN

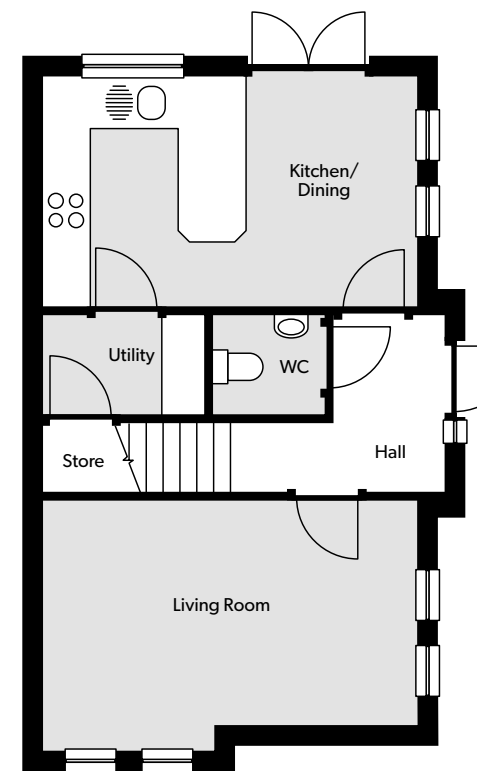
3 Bedroom home

Ground floor

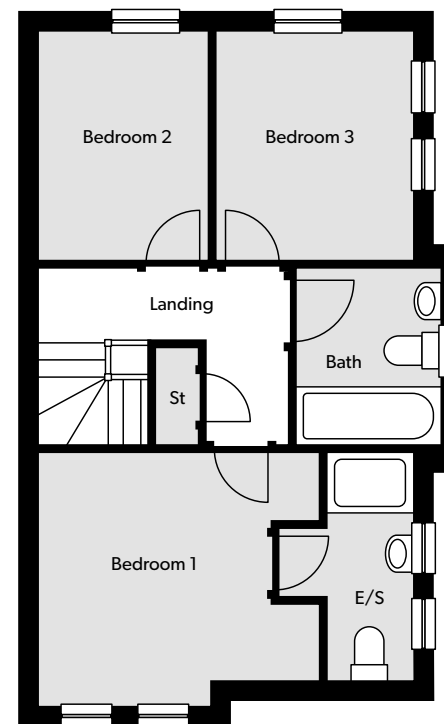
Kitchen/Dining	4900mm x 2900mm	16'1" x 9'6"
WC	1500mm x 1300mm	4'11" x 4'3"
Living Room	4900mm x 3200mm	16'1" x 10'6"

First floor

Bedroom 1	3700mm x 3200mm	12'2" x 10'6"
En Suite	1100mm x 2900mm	3'7" x 9'6"
Bedroom 2	2200mm x 2900mm	7'3" x 9'6"
Bedroom 3	2600mm x 2900mm	8'6" x 9'6"
Bathroom	1900mm x 2400mm	6'3" x 7'10"
Total	86m ²	



Ground floor



First Floor

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Who is One Manchester?

We're One Manchester. A not-for-profit organisation providing homes and community services; with experience of managing over 12,000 properties in both the private and social housing sectors.

But we aren't just a landlord, we also invest heavily in our communities. From supporting local community groups, to helping people find work and solutions to money problems, we want to help create communities that are safe, happy and prosperous places to live.

So what is One Living? One Living is the part of One Manchester that allows customers to privately rent or buy high quality homes from a reliable and trustworthy organisation.

As a local housing provider, we're around for the long term and we want to make a difference to the places in which we operate. We want to help people to get on the housing ladder in the most affordable way possible and enjoy living in their very own home.

Plus, when you buy or rent from us, you do so safe in the knowledge that this money will go into funding other One Manchester projects - making your community a better place to live.

Plumlife Sales, specialists in Shared Ownership and Lettings, have been chosen to take care of you if you're interested in buying at Sandpiper Place.

For Shared Ownership

☎ 0161 447 5050

✉ sales@plumlife.co.uk

For Rent to Buy

☎ 0161 447 5151

✉ rent@plumlife.co.uk

🌐 onemanchester.co.uk/sandpiper-place



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