

*The Harveys*  
THE HEATONS



Welcome to *The Harveys* a stylish development of ten luxurious homes that blend Classic Victorian architecture with contemporary design and living.

## *Where past...*

Constructed by Towerhouse Homes, who have a long pedigree of building, converting and refurbishing outstanding properties throughout South Manchester and Cheshire, these stunning houses offer all the benefits of modern design and build yet styled in the sought after Victorian mould.

The development is named after entrepreneur and former resident of the Victorian Mansion 'Melrose' that adjoins the development; **Joseph 'Joe' Harvey** MBE. Joe started an engineering patternmaking business in the kitchen of a tenement in Heaton Norris and built it into an international company which trained craftsmen and apprentices from all over the world. He was awarded an MBE in 1991 for innovation and contributions to industry at his Denton plant; 'JJ Harvey Tools'.

Built in the paddock and grounds of 'Melrose', the Victorian mansion has now been recently restored to its former glory. Situated in a popular part of the Heaton and close to transport links to the City Centre. These large detached and semi-detached family residences pay homage to the most desirable features of Victorian architecture including the steep roof lines, double bay windows, slate roofs and fine architectural detail that is so often lost in most new-builds.

## *...meets present*











# The Heaton's

...are one of the area's most sought after suburbs with outstanding local schools, excellent transport links and a vibrant café society combined with a variety of independent local shops.

The tree-lined roads of The Heaton's are home to magnificent Victorian Villas that have greatly inspired 'The Harveys'. The Heaton's with its parks and open spaces, welcoming pubs and bars and independent cafes and delis offers a life style for all.

A strong commitment to families means various events for your calendar throughout the year including Heaton Moor Festival held in the Park in the summer, the Heaton Moor Market and the Heaton Mersey Farmers' Market and Christmas is a special time with the Christmas lights and Santa's Grotto all organised by an active local traders association. The 'Moor Mag' keeps locals informed of all the news and events throughout the year!

Sporting activities are extremely well catered for including the Rugby and Lacrosse Club, the West Heaton Bowling Club, Tennis and Squash Club and the Heaton Moor Golf Club. There is also direct access to the Pennine Trail and The Peaks are only half an hour away.

Families have a selection of nurseries, outstanding primary and preparatory schools and secondary schools. Excellent road, rail and tram links connect The Heaton's to Manchester City Centre and the main motorway networks, London.







*The Egerton*





## A luxurious five bedroom detached villa

### THE EGERTON

A five bedroom detached property offering 2734 sq ft (including integral garage) of stunning accommodation over three floors and integrated garage.

The accommodation comprises: reception hall with cloakroom off, lounge, stunning 675 square foot family room and kitchen, utility room, to the first floor is a master bedroom with en-suite bathroom and wet area, two further bedrooms and a family bathroom. To the second floor are two further double bedrooms served by a family shower room.

#### GROUND FLOOR

Lounge	5245	(17' 2")	x	3950	(12' 11")
Kitchen/Dining/Lounge	7655	(25' 1")	x	8200	(26' 10")
Utility	2125	(6' 11")	x	1900	(6' 2")
WC	1125	(3' 8")	x	2000	(6' 6")
Garage	2600	(8' 6")	x	5150	(16' 11")

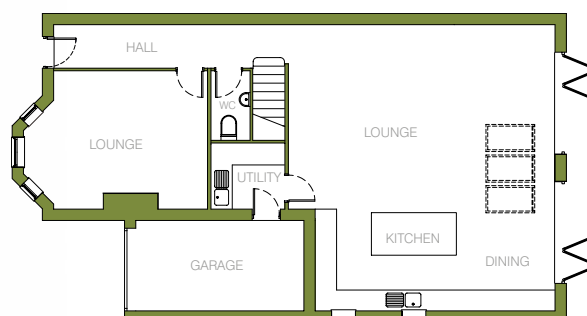
#### FIRST FLOOR

Bedroom 1	4500	(14' 9")	x	5275	(17' 4")
En-Suite	4100	(13' 5")	x	2575	(8' 5")
Bedroom 2	5245	(17' 3")	x	3125	(10' 3")
Bedroom 3	2075	(6' 9")	x	4375	(14' 4")
Bathroom	4425	(14' 6")	x	2575	(8' 5")
					Into Dorma

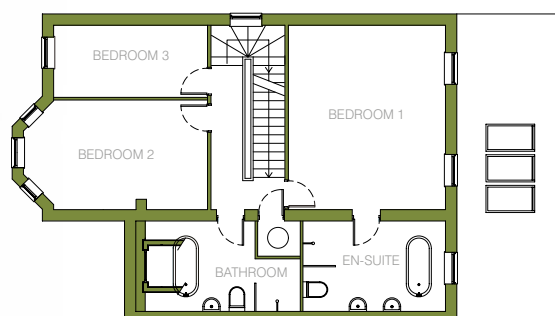
#### SECOND FLOOR

Bedroom 4	4210	(13' 10")	x	5275	(17' 4")
					Into Dorma
Bedroom 5	4395	(14' 5")	x	5275	(17' 4")
En-Suite	2895	(9' 5")	x	1790	(5' 10")

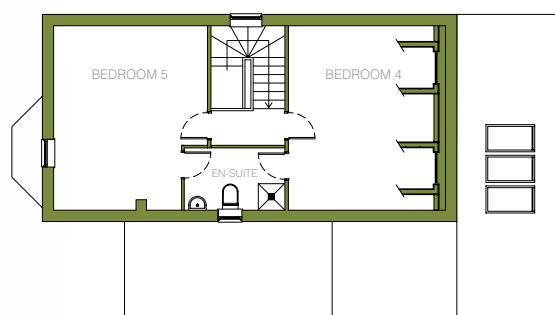
#### GROUND FLOOR



#### FIRST FLOOR



#### SECOND FLOOR



*The Tatton*





## A luxurious five bedroom semi-detached villa

### THE TATTON

A five bedroom detached property offering 2734 sq ft (including integral garage) of stunning accommodation over three floors and integrated garage.

The accommodation comprises: reception hall with cloakroom off, lounge, stunning 560 square foot family room and kitchen, utility room, to the first floor is a master bedroom with en-suite bathroom and wet area, two further bedrooms and a family bathroom. To the second floor are two further double bedrooms served by a family shower room and a store room.

#### GROUND FLOOR

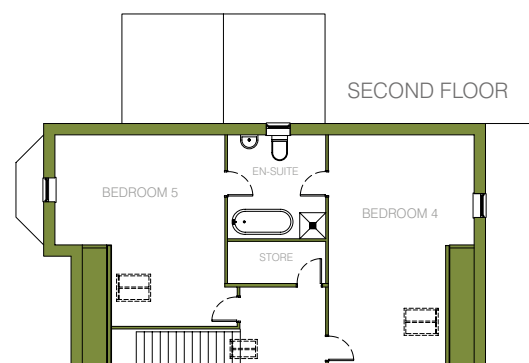
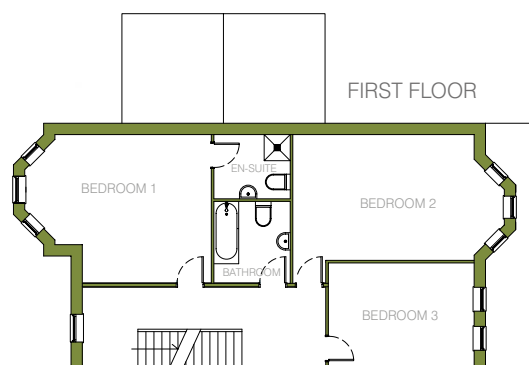
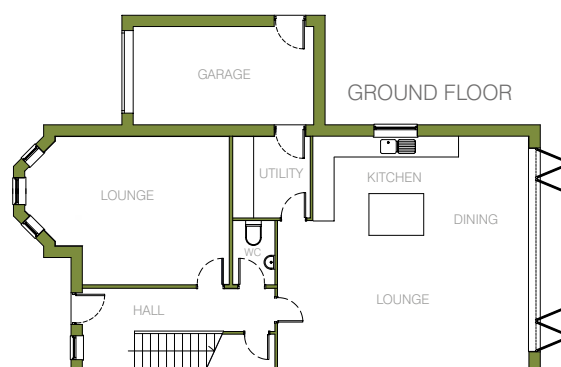
Lounge	5845	(19' 2")	x	4257	(13' 11")
	Into Bay				
Kitchen/Dining/Lounge	7725	(25' 4")	x	6675	(21' 10")
Utility	2215	(7' 3")	x	2340	(7' 8")
WC	1185	(3' 11")	x	1800	(5' 11")
Garage	2825	(9' 3")	x	5150	(16' 11")

#### FIRST FLOOR

Bedroom 1	5315	(17' 5")	x	4275	(14' 0")
	Into Bay				
En-Suite	2165	(7' 1")	x	1830	(6' 0")
Bedroom 2	6035	(19' 9")	x	3615	(11' 10")
Bedroom 3	2960	(9' 8")	x	4165	(13' 8")
Bathroom	2170	(7' 1")	x	2340	(7' 8")

#### SECOND FLOOR

Bedroom 4	4180	(13' 9")	x	6660	(21' 10")
Bedroom 5	4870	(16' 0")	x	5500	(18' 0")
En-Suite	2975	(9' 9")	x	2800	(9' 2")
Store	1200	(3' 11")	x	2800	(9' 2")



# Specification



# Specification



## KITCHENS

Bespoke fitted units by Shepherds of Cheshire

Granite work surfaces to both kitchen and utility room

Frankie stainless steel sink and mixer tap

Each kitchen contains:

- Two AEG stainless steel fan ovens
- AEG stainless steel Combi microwave
- AEG gas on glass 5 burner hob
- Stainless steel extractor fan
- Integrated dishwasher
- Integrated fridge freezer
- Integrated recycling bin

## HEATING SYSTEM

Poly pipe gas fired under floor heating to all of the ground floor rooms

Quality radiators to upper floors

Pressurised hot water cylinder providing high pressure hot water around the home

Worcester Bosh gas boiler

## FIRST FLOOR BATHROOM AND EN-SUITE

Duo bath with wall mounted Vado tap

Duravit sanitary ware, walk in shower enclosure with Vado duel outlet concealed shower valve

Chrome and towel rail

Fully tiled to a high standard with electric under floor heating

## SECOND FLOOR BATHROOM

Duravit sanitary ware, walk in shower enclosure with Vado duel outlet concealed shower valve

Chrome and towel rail

Fully tiled to a high standard with electric under floor heating

## FLOOR COVERINGS

Engineers oak flooring to hallway, lounge and ground floor W/C

Polished porcelain tiles to family room and utility





## INTERNAL FEATURES

uPVC double glazed sliding sash windows

Double bi-fold uPVC doors leading to rear Indian Stone patio

Victorian style 33 inches wide internal doors

Traditional 9 foot tall ceilings with deep Victorian style plaster covings to lounge and hallway

DEFRA approved room sealed log burning stoves to the lounge

Traditional Victorian style 9 inch timber skirting boards to ground floor

Built in wardrobes with sliding glass doors to master bedroom

## OUTSIDE

Indian Stone patio and pathways

Eco friendly permeable block paved driveway

Lawned gardens front and rear

Timber fencing with concrete posts to sides and rear

Low level wrought Iron fencing to the front with a selection of planted bushes and shrubs

Block paved road surface throughout the whole development, with a number of newly planted mature evergreen trees

Wall mounted chrome lighting to front and rear

Latest Wavin eco friendly rainwater management system

## OPTIONAL EXTRAS

A choice of LED spotlighting and traditional pendent lights

Several options available for multi-room media and music system controlled from a smart phone or tablet

Burglar alarm system fitted as standard with the option to add external monitoring and cctv

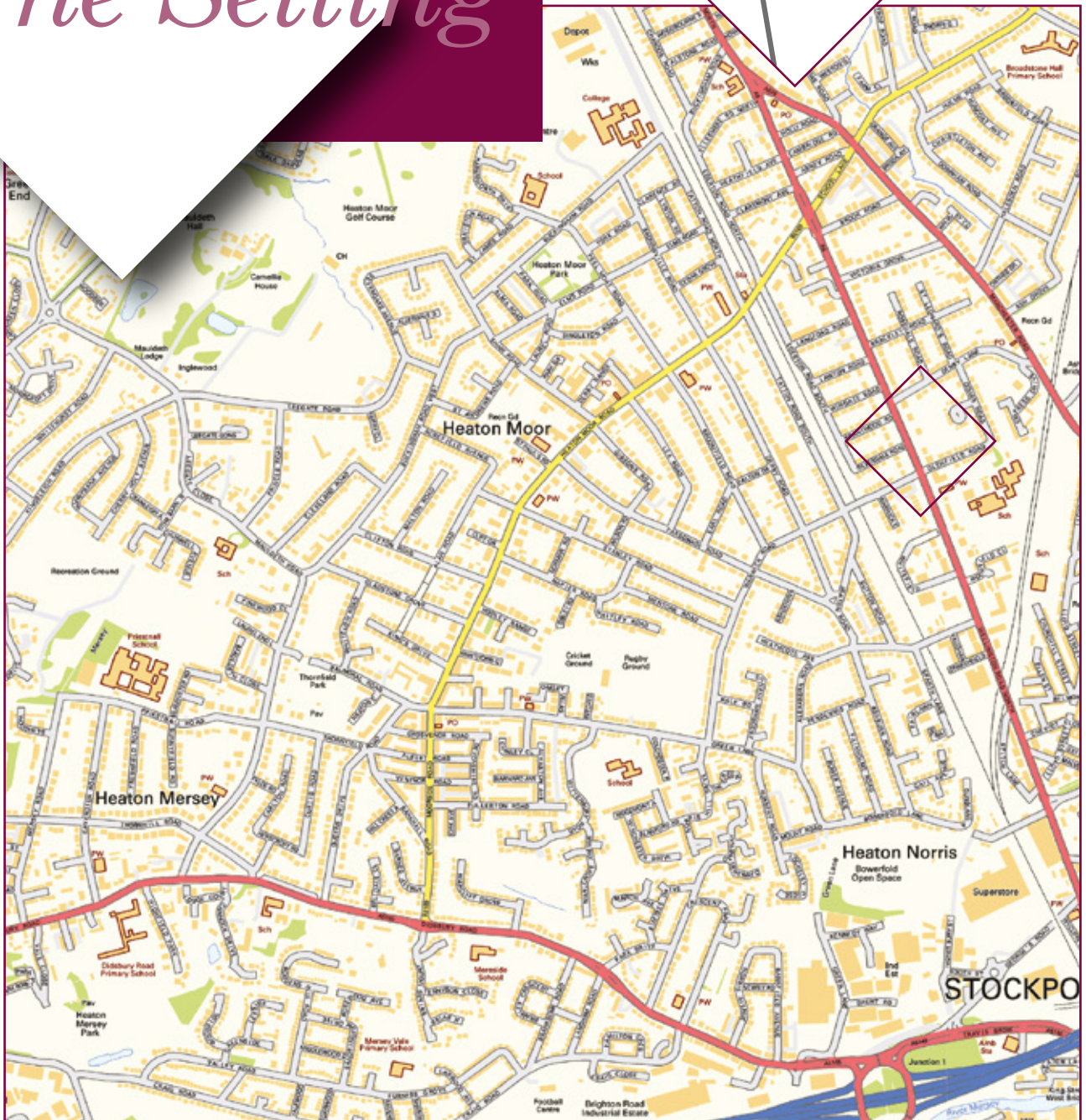
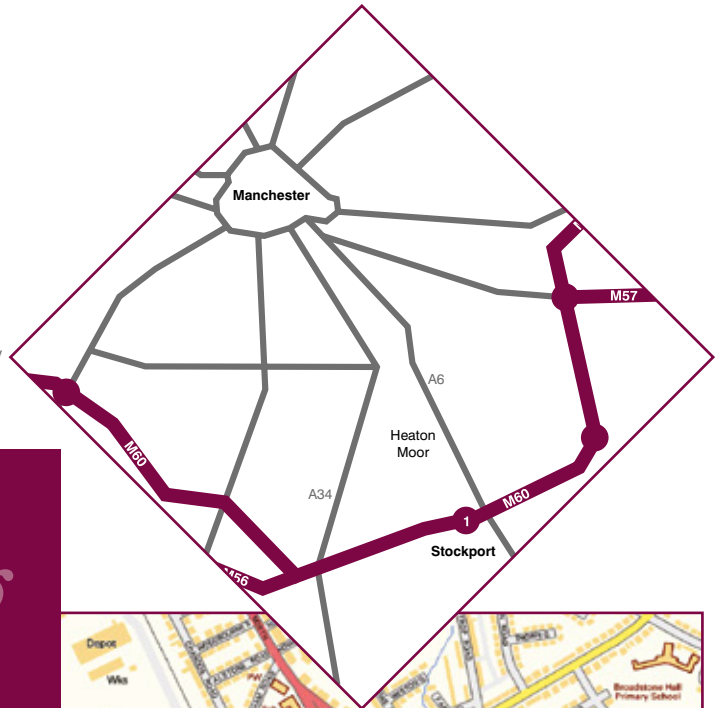
## premier guarantee

*For your peace of mind each home on The Harveys comes with a Premier Guarantee which offers a 10 year Structural Warranty cover, Insolvency cover available both pre and post completion, Full Risk Transfer in years 3-10 of cover, and cover as standard for alternative accommodation, additional costs, removal of debris and professional fees.*



The M60 is three minutes away

# *The Setting*







ALL ENQUIRES TO THE SOLE SELLING AGENT:

**JULIAN  
WADDEN**

**ESTATE AGENTS AND LETTING AGENTS**

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