

THE Fountains

off Barton Road, Lostock, Manchester

**Small
development of
just 24 spacious
2, 3 and 4 bed
homes**

Love where you live.

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living space

Home is where the heart is.

This small select development of just 24 luxury homes in Lostock – the first to be constructed in the area for almost 20 years – provides the rare opportunity to purchase a brand new property in one of the most sought after locations in Manchester.

The Fountains is nestled in the heart of Lostock, centred around Glastonbury Road, Brompton Road and Fountains Road, close to Urmston Town centre, a thriving market town in the Metropolitan Borough of Trafford. With schools, shops and a variety of other exceptional amenities, such as the Trafford Centre and Chill Factor Real Snow Centre, on your doorstep, the development offers an exciting mixture of 2, 3 and 4-bedroomed homes suitable to first time buyers, families and retirees. Ideally positioned, The Fountains is destined to become one of the area's most desirable and sought after locations.





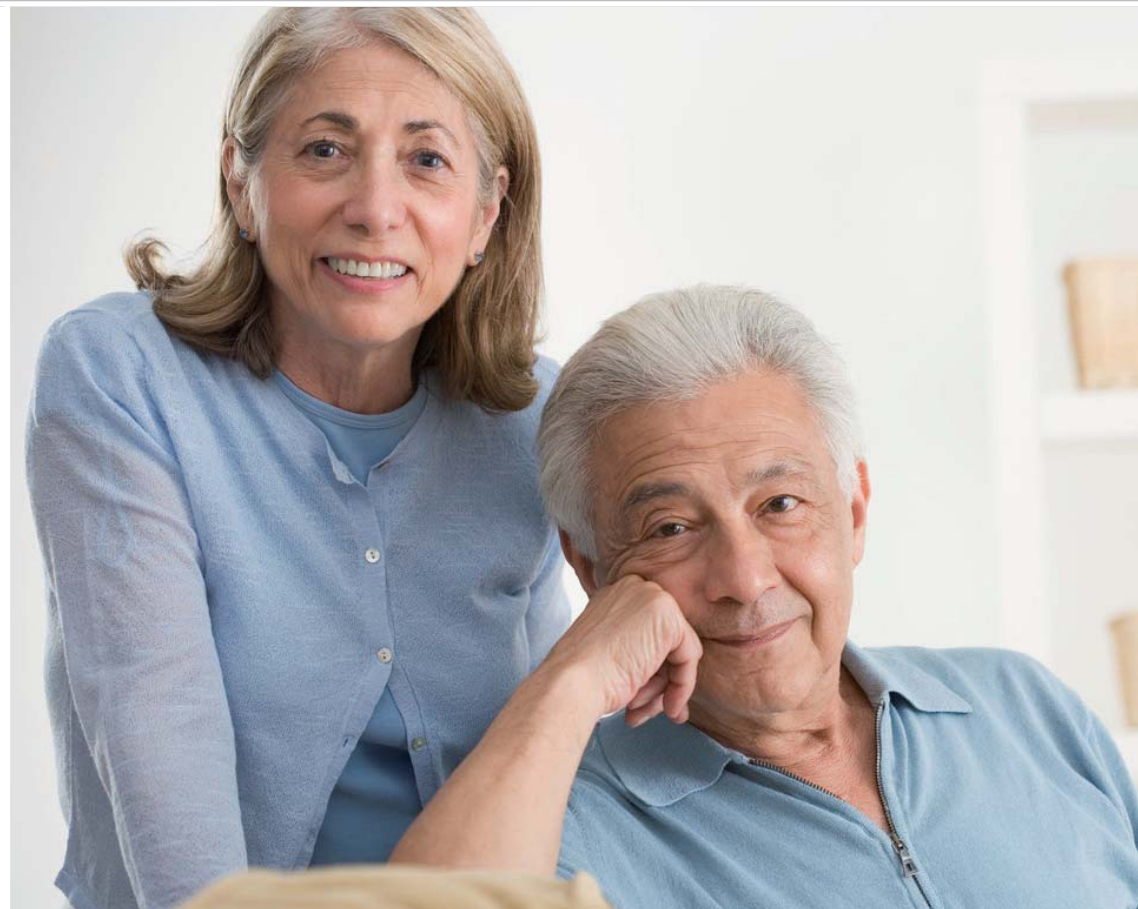
Street view of Brompton Road (South side)

The Fountains is a small development of just 24 spacious properties that are great value for money and have a great specification. There are 12 two-bedroom homes, The Lincoln and The Norwich. There are six three-bedroom homes, The Brompton and The Glastonbury and six four-bedroom homes, The Winchester and The Barton.

And of course, all our homes are built to exacting standards, with comprehensive NHBC 12 year protection warranty.

The high specification includes*:

- Luxury kitchen with stainless steel oven, hob and hood
- Full burglar alarm system
- Gas central heating
- Energy efficient lighting
- Chrome electrical fittings
- Turfed rear garden with patio area



Love your home.

Love where you live.



- 01. Eden Square, Urmston
(Image supplied by Ask Developments Ltd.)
- 02. Lowry Centre
- 03. The Trafford Centre
- 04. Dunham Massey
- 05. Chill Factor

Set in the heart of Lostock, The Fountains is the new place for living.



Lostock is adjacent to Urmston, and lies about six miles southwest of Manchester city centre.

Currently undergoing a £43 million transformation, Urmston town centre will spearhead the regeneration of this up-and-coming suburb. The first phase of the scheme is now completed: a 630 space shoppers' car park, a 50,000 sq ft Sainsbury's store and new public library. Additionally, various shops are now open for business.

Transport Links

Excellent bus routes to Urmston, Stretford and Manchester.

Metrolink only 1.5 miles away, giving affordable routes into the City Centre, Salford and Trafford.

Close to Junction 9 of the M60 and within easy reach of M56, M62 and M6 motorways.

Shopping

Only a mile away from the Trafford Centre and within easy reach of Manchester City Centre.

Health

Trafford General Hospital is situated on Moorside Road and serves the local community. Seven further health centres and surgeries are located close by.

Sport

Close to football grounds, Manchester United at Old Trafford and Manchester City at Eastlands. Trafford is also home to Lancashire County Cricket Club.

Local Golf Courses are at Davyhulme, Flixton and William Rowe, and Playgolf Manchester Driving Range is right on your doorstep.

A range of health clubs are available in the area.

Learn to ski or snow board at the Chill Factor or experience the Airkix Indoor Skydiving Centre.

Entertainment and Culture

Manchester's wealth of attractions include the Beetham Tower, the Museum of Science and Industry, Manchester Museum, a selection of art galleries, the largest university population in Europe, theatres, clubs and cinemas.

And if you'd like to get away from it all for the day, the development is also within easy reach of two beautiful National Trust properties, Dunham Massey Hall and Tatton Park.

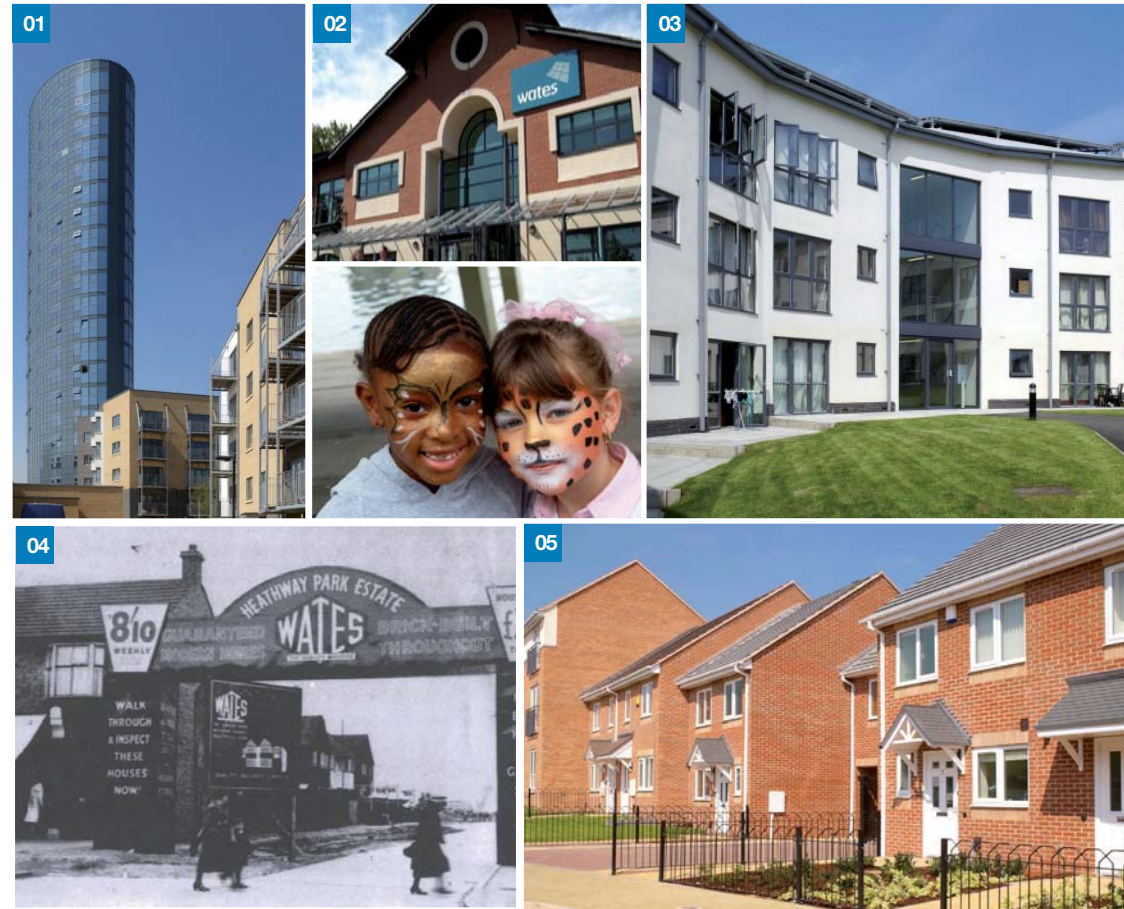
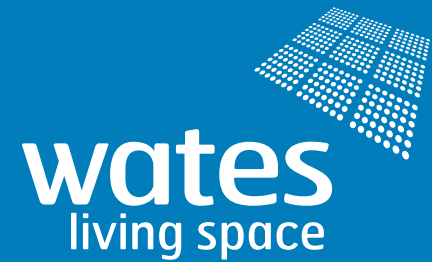
Wates Living Space are part of the 112 year old family owned Wates Group.

With offices throughout the UK, we have an excellent reputation for delivering high quality, sustainable homes for generations. With a strong people focus, we are committed to ensuring that our customers, and the local communities they work in, receive the highest levels of service from our experienced and passionate team members.

We deliver over 26,000 new and refurbished homes throughout the UK each year. Award-winning for our sustainability methods, our investment in people, our safety commitments, and our high level of service, we deliver on our promises – every time.



Because **above all, it's about people.**



- 01. Stratford Eye, London (part of the Olympic Village)
- 02. Wates Head Office in Leatherhead, Surrey
- 03. Primrose Hill 'Solar Village', York
- 04. First Wates home built in 1897, London
- 05. Liberty Park, Coventry



For your information.

For your information only. Please read the following notes carefully.

Safety on site

Your safety is of paramount importance and the following guidelines have been issued to comply with Health and Safety legislation. Thank you for observing them.

Please use the designated car park and visit our Marketing Suite first. You will not be permitted onto the development site during the construction.

Please be aware that construction vehicles such as forklift trucks may not be able to see you as easily as you can see them. Please keep children supervised at all times.

The surrounding area

We provide general information regarding the surrounding area, its facilities and communications.

At the time of going to print, this information was correct to the best of our knowledge.



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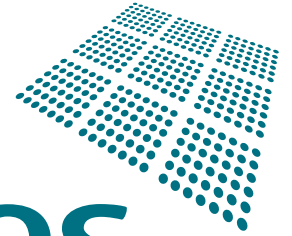


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- 06. North End Road New Build Apartments, London
- 07. High Rise Refurbishments, Glasgow
- 08. St Nicholas Court, York
- 09. Anne Howe's Extra Care Centre, Birmingham
- 10. Hirst Gardens, Burnley



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The Sales Office

Address:
87B Glastonbury Road
Lostock, Stretford
M32 9PD

Telephone:
0161 747 2765

Opening Hours:
Thursday - Monday
10.30am - 4.30pm

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Wates Living Space
The Royals 4th Floor Offices
Altrincham Road, Sharston
M22 4BJ

Tel: 0161 946 8800

www.wates.co.uk



By Car

Leave the M60 at junction 9, following the lane for the B5158 Urmston / Trafford Park. At the roundabout, proceed onto Barton Road, turn right onto Moss Vale Road, take a 2nd left onto Norwich Road, then right onto Brompton Road and right again onto Glastonbury Road. Our Sales Centre is on the right.

By Train

Arriving at HUMPHREY PARK railway station, exit either onto Derbyshire Lane and take the underpass to Chatsworth Road or exit straight onto Chatsworth Road and head left. Take a right onto Selby Road and then left onto Glastonbury. Our Sales Centre will be on the right.

By Bus

From Manchester city centre take the 256 and dismount at Barton Road, opposite Old Hall Road. Walk back down Barton Road and take a right at Selby Road. Turn 2nd right onto Glastonbury Road. Our Sales Centre will be on the right.