



SCHOLARS WALK

4-BEDROOM HIGH QUALITY HOMES SITUATED WITHIN
THE LEAFY SURROUNDINGS OF WHALLEY RANGE



BUILT FOR BETTER LIVING





Introducing Scholars Walk



Scholars Walk provides the perfect location to enjoy family life, whilst being conveniently close to the attractions of a major city.

This small, exclusive development of 4-bedroom townhouses provides space, comfort and high-spec finish and facilities in the heart of a neighbourhood that's historically been one of Manchester's most desirable.

Set in the heart of the historic Whalley Range urban conservation area and within the leafy streets between Manchester city centre and boutique Chorlton and Didsbury villages, Scholars Walk gives you the best of both worlds in terms of amenities such as dining, shopping, entertainment and fantastic open spaces to explore.

— ALL ABOUT THE LOCAL AREA —

Your home on the Range



With Manchester City Centre to the North and Chorlton and Didsbury to the south, Whalley Range is a vibrant place where Manchester's diversity truly comes into its own.

There are plenty of festivals and family events to enjoy throughout the year, with many being held in the newly renovated 60 acre Alexandra Park.



Manchester's first nature reserve, Chorlton Water Park, is also close to hand, providing plenty of opportunity for long walks or sporting activities.

Whalley Range has always been a popular choice for families due to the wide diversity of activities and open space on its doorstep, with neighbouring Chorlton providing boutique shopping and dining experiences away from the city centre.



True to its name, Scholars Walk is adjacent to St Bedes College and close to William Hulme Grammar School, two of Manchester's premier schools.



A GROWING SPACE AT
THE EDGE OF THE CITY





Scholar's Walk couldn't be more convenient for Manchester city centre, with access to the motorway network just a short drive away.



Princess Road, South Manchester's main arterial route, is just a couple of minutes' drive away, putting the M60, Manchester city centre and airport all within easy reach.



The nearest mainline train station is Manchester Deansgate for frequent connections to Piccadilly and there are also Metrolink stations in Firwood, Chorlton and Old Trafford. Scholar's Walk is a five minute walk away from the Metrolink station on Ryebank Road in Firwood, this provides easy access to a range of amenities including a direct link to Media City and all the excitement of city life.



Handy bus routes are easily accessible to take you into Manchester, Chorlton and further afield.

85 - Manchester > Chorlton - Every 10 minutes

DEVELOPMENT



THE ALEXANDRA



THE SEYMOUR



THE LONGFORD

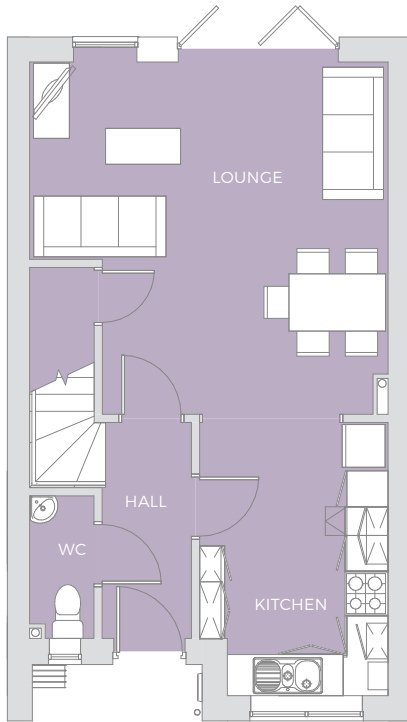


THE WHITWORTH

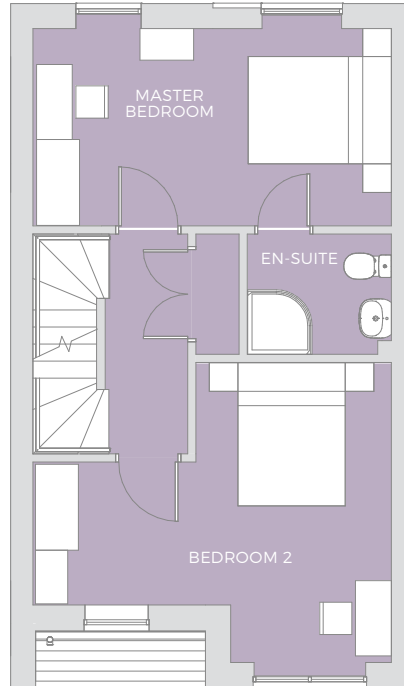


THE REGENT

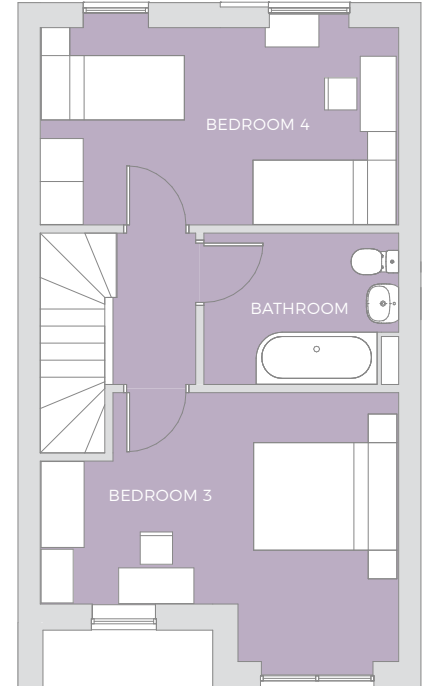
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



THE ALEXANDRA

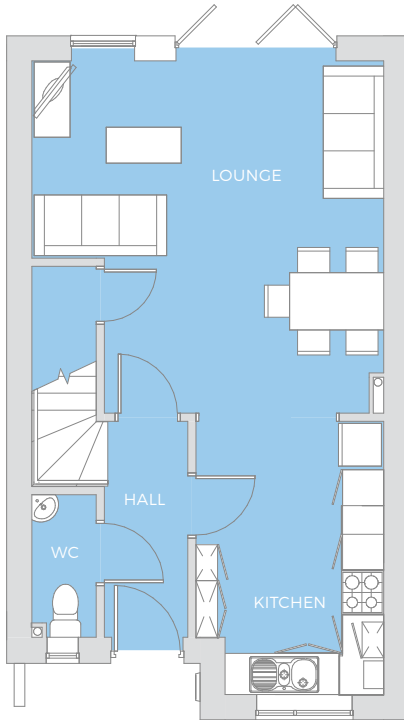
4-bed home

Plots: 5,12 & 17 and 6, 13 & 16 (Mirrored)

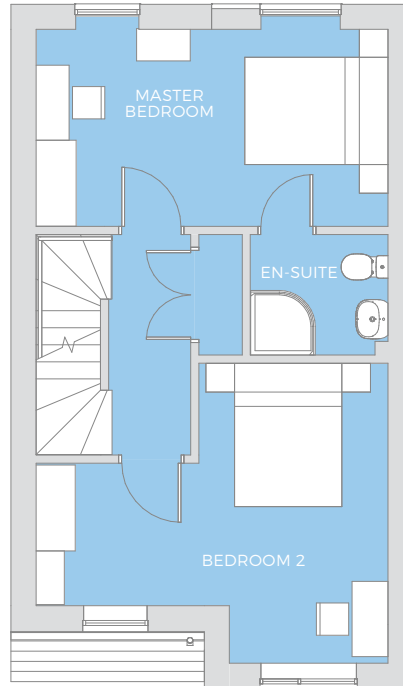
Size: 126 m² (1,356ft²)

Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

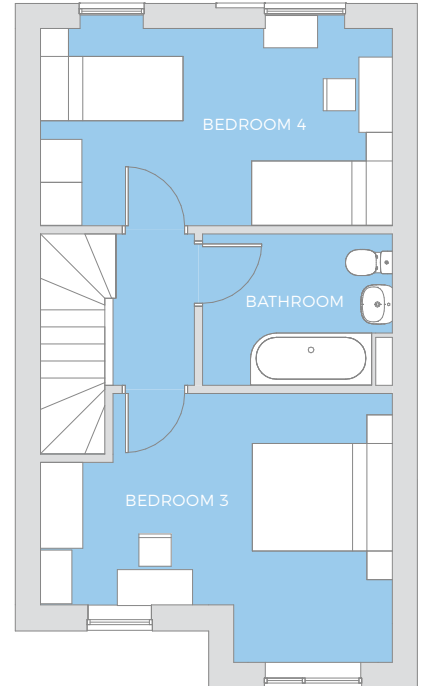
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



THE SEYMOUR

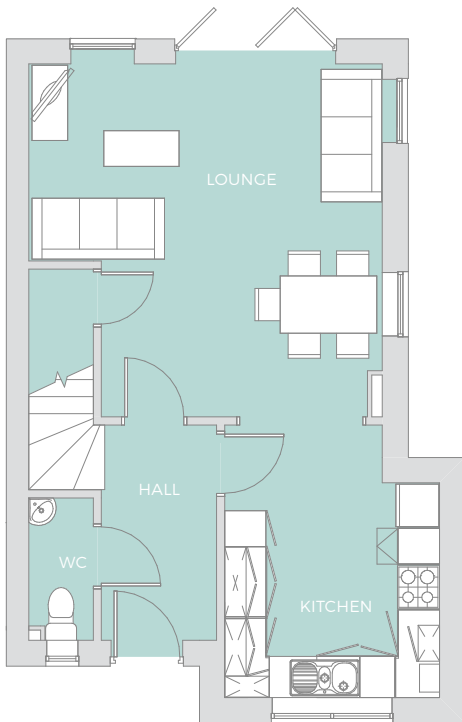
4-bed semi detached home

Plots: 4,11 & 18 and 7, 14 & 15 (Mirrored)

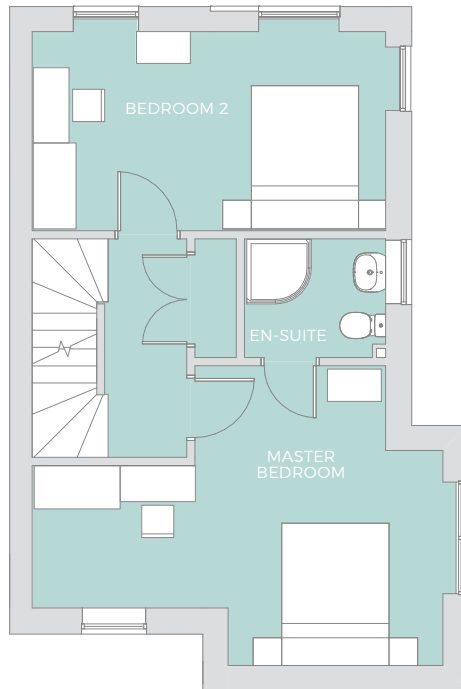
Size: 124.05m² (1,335ft²)

Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

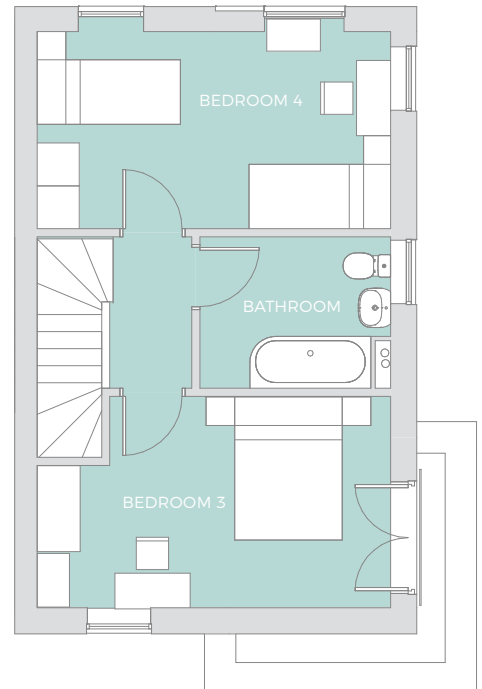
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



THE LONGFORD

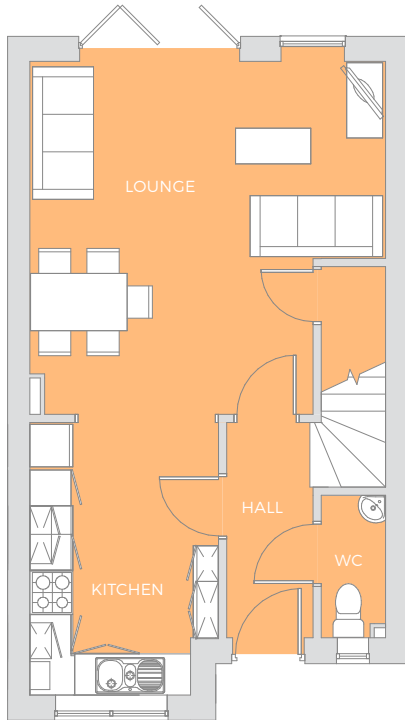
4-bed semi detached home

Plots: 1 & 8

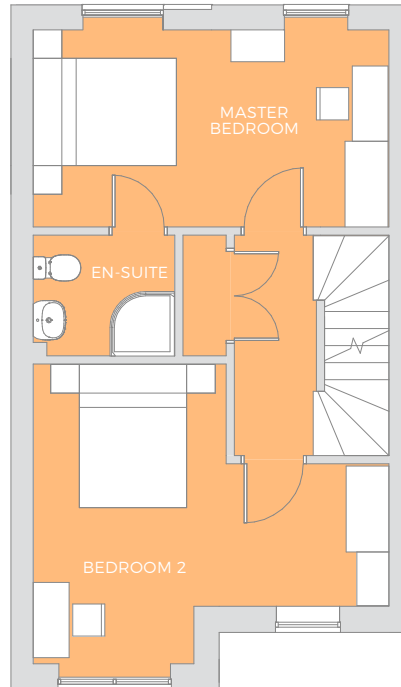
Size: 127.5m² (1,372ft²)

Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

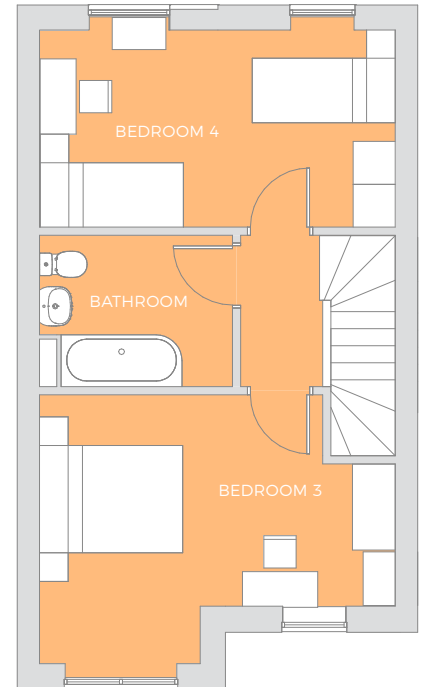
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



THE WHITWORTH

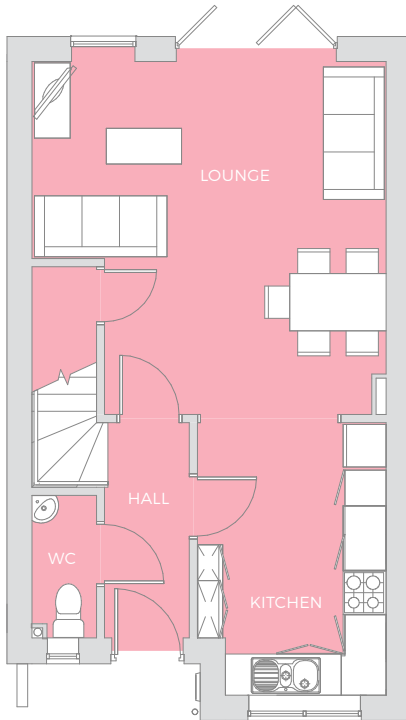
4-bed home

Plots: 2 & 9

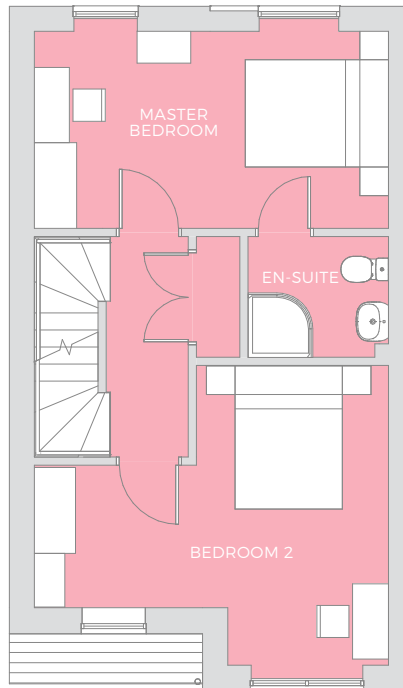
Size: 125.4m² (1,350ft²)

Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

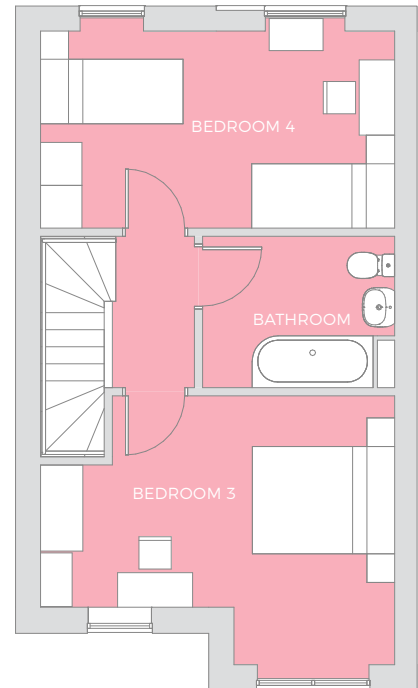
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



THE REGENT

4-bed semi detached home

Plots: 3 & 10

Size: 124.8m² (1,343ft²)

Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.





SPECIFICATION

Welcome to stylish living in Whalley Range. Scholars Walk is built to exceed expectation with features like Porcelanosa ceramic floor and wall tiles and Bi-fold doors breaking the mould, without breaking your budget.

KITCHEN

- Halvanto worktop and kitchen units with under-unit lighting.
- Integrated Zanussi oven.
- Integrated Zanussi gas hob with extractor hood.
- Glass splashback to hob.
- Integrated Zanussi Fridge Freezer.
- Integrated Zanussi microwave.
- Integrated Zanussi dishwasher.
- Porcelanosa Floor Tiling.
- Recessed low energy LED ceiling spotlights.
- Brushed stainless steel sockets.

BATHROOM & ENSUITE

- Vitra Sanitaryware.
- Vitra thermostatic shower over bath.
- Porcelanosa ceramic floor tiling.
- Porcelanosa full height ceramic wall tiling to bath and shower area.
- Recessed low energy LED spotlights.
- Chrome heated towel rail.

GENERAL

- Gas central heating.
- Profile 22 flush casement double glazed PVC-U windows.
- Off road parking (1 space per property).
- Mains powered smoke alarm.
- TV and BT points to lounge and bedrooms.
- Aluminium bi-fold doors.
- 10 year NHBC Guarantee.

The details in this brochure are subject to change and do not constitute part of a contract. The specification across properties varies and prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure.





ABOUT US

Scholars Walk is a joint venture development between Laurus Homes' parent company Trafford Housing Trust and L&Q

Trafford Housing Trust is an independent profit-for-purpose housing association, providing over 9,000 quality homes within the Trafford Area. Our main business is about being an excellent social landlord to the people of the community.

L&Q is currently one of the UK's foremost developers of new homes, with 50 years' experience in the sector.

They have established and enviable track record for creating high-quality new homes.

Our shared vision is to invest in sustainable homes, local communities and services, providing high-quality homes for private rent, Shared Ownership and outright sale.

Together Laurus Homes and L&Q will combine our social purpose and commercial drive to create homes and neighbourhoods you can be proud of.

For more information on the development partners, visit www.laurushomes.co.uk



WHY CHOOSE US

We're proud to operate a profit-for-purpose model.

This means that the profits we make are re-invested to achieve social, community and environmental benefit across the areas in which we work.

In practical terms, this means we use our resources to lend a helping hand through affordable housing and community projects. We think everyone deserves a special place to live, so we design homes for all.

From stylish, urban apartments for young professionals to larger, family-sized homes in semi-rural settings, with a range of purchase options available such as Shared Ownership and Help to Buy.

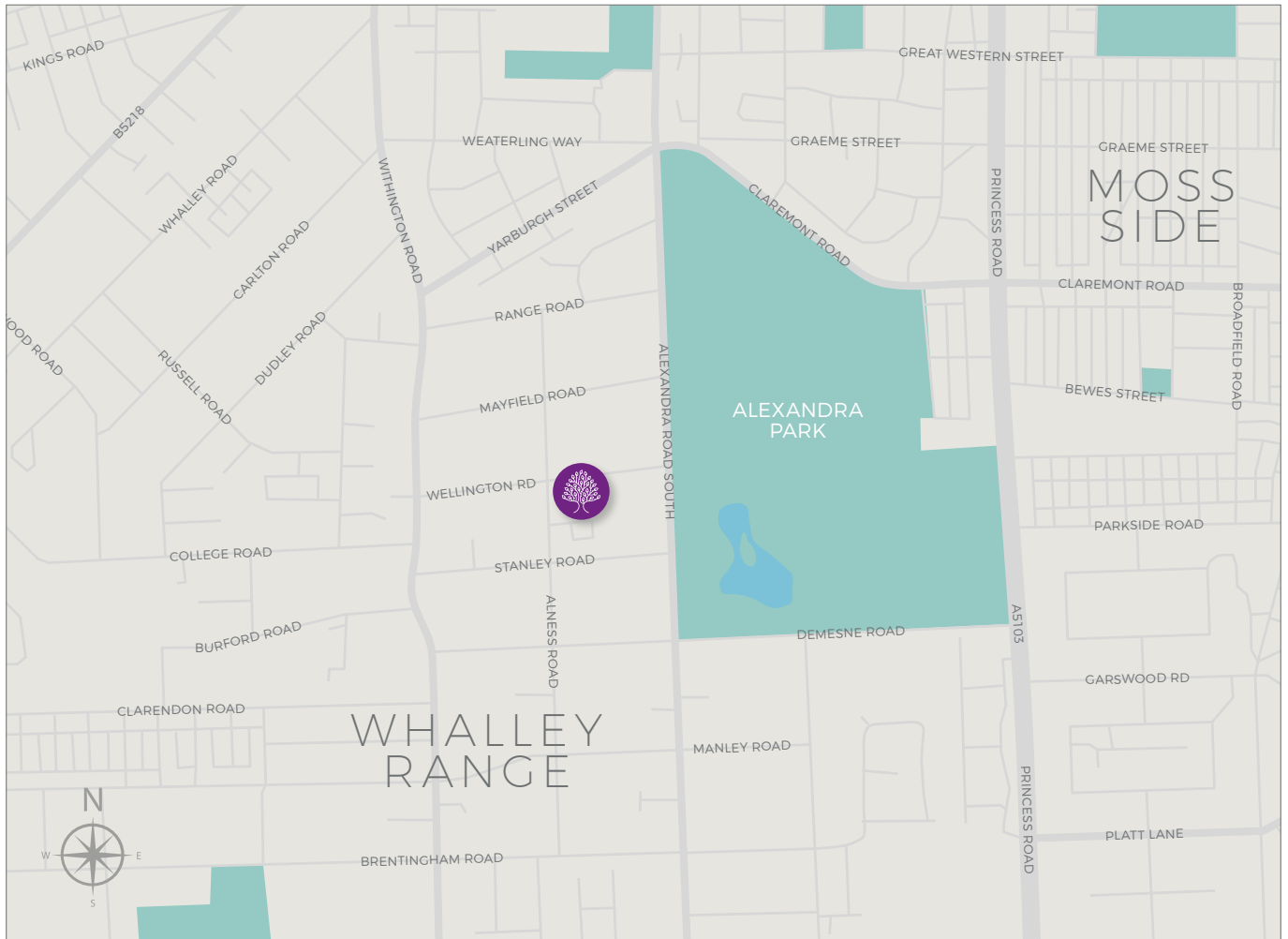
We believe that there should be a home for everyone who wants one, we create places to live that are welcoming the moment the door is opened.

Buying with Laurus Homes means choosing a developer who puts a lot more into their properties. We take great care in choosing which architects we partner with and together we create homes that are a joy to live in.

HOW TO FIND US



SCHOLARS WALK, WELLINGTON ROAD, WHALLEY RANGE M16 8HX



CONTACT US



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[f](https://www.facebook.com/LaurusHomes) /LaurusHomes [t](https://twitter.com/LaurusHomes) @LaurusHomes [i](https://www.instagram.com/LaurusHomes) @LaurusHomes

Laurus Homes, Sale Point, 126 -150 Washway Road, Sale, Cheshire M33 6AG

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