



The Ellesmere

Walkden | Manchester



**Contemporary
Luxury
Living in Worsley.**

9, One, Two & Three bedroom apartments
The Ellesmere, Walkden Road,
Worsley, M28 7BQ



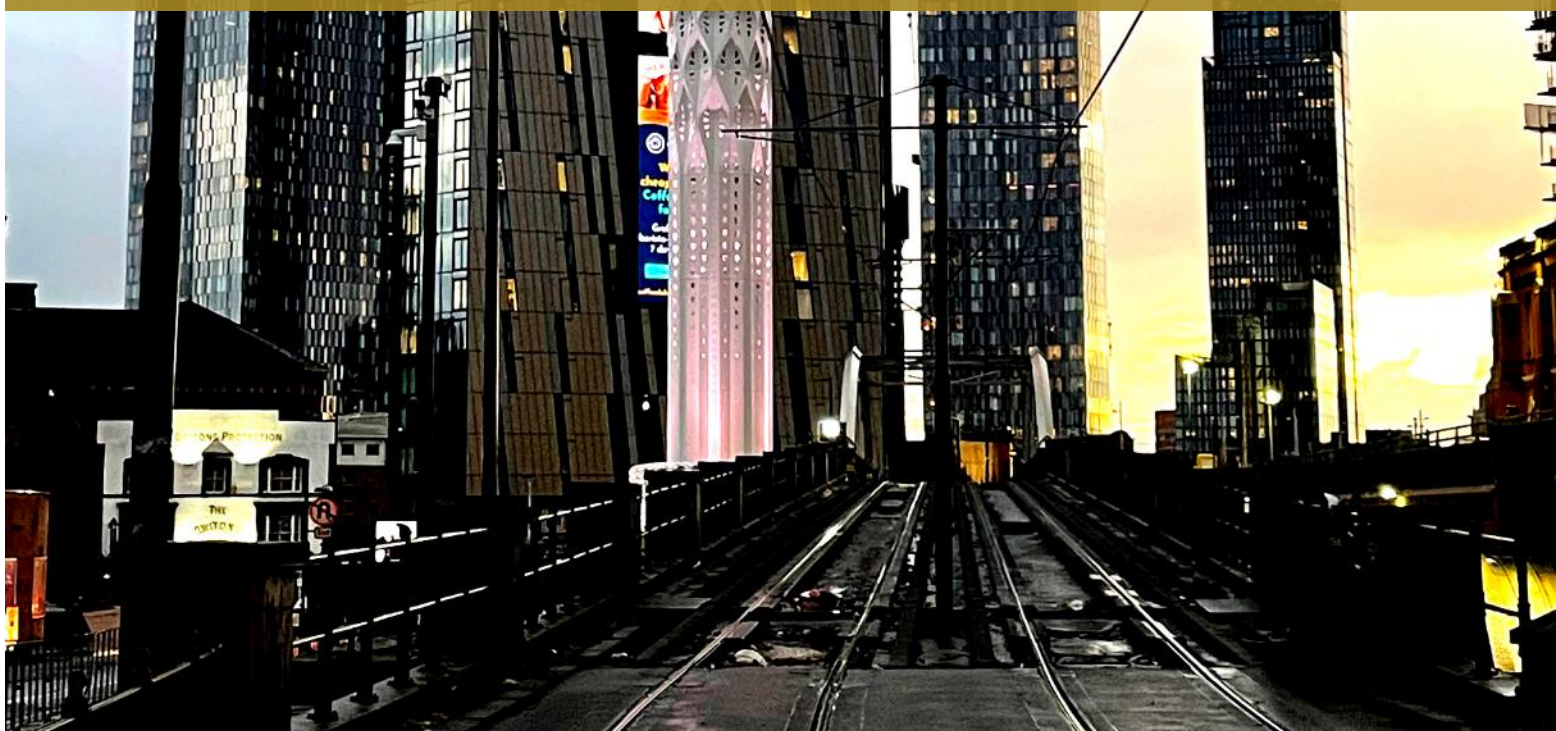
HUNTERS®
HERE TO GET *you* THERE



ABOUT WORSLEY.

Worsley, a charming suburb of Salford in Greater Manchester, is known for its picturesque canals, historic architecture, and lush green spaces.

Once a hub for the coal mining industry, it now boasts a blend of quaint village charm and modern amenities.





Visitors can explore the iconic Worsley Delph and enjoy leisurely walks along the Bridgewater Canal. A variety of local amenities, with the Ellesmere Centre being a central hub for shopping, featuring popular stores such as Tesco, Aldi, and M&S, catering to all your daily needs. Just a short distance away, Parr Fold Park offers a serene escape with well-maintained green spaces, ideal for leisurely walks and outdoor activities. Additionally, the Linear Pathway provides a scenic route connecting Worsley to Monton, where you can explore a vibrant selection of popular restaurants and bars, perfect for dining and socialising.



For those who enjoy extensive shopping experiences, the Trafford Centre is only about five miles away, offering a vast array of high street brands, dining options, and entertainment facilities.



Transport links are highly convenient, with Walkden Train Station within easy walking distance. It provides direct trains to Manchester, making the commute to the city centre approximately 17 minutes, ensuring easy access to the wider metropolitan area for work or leisure.

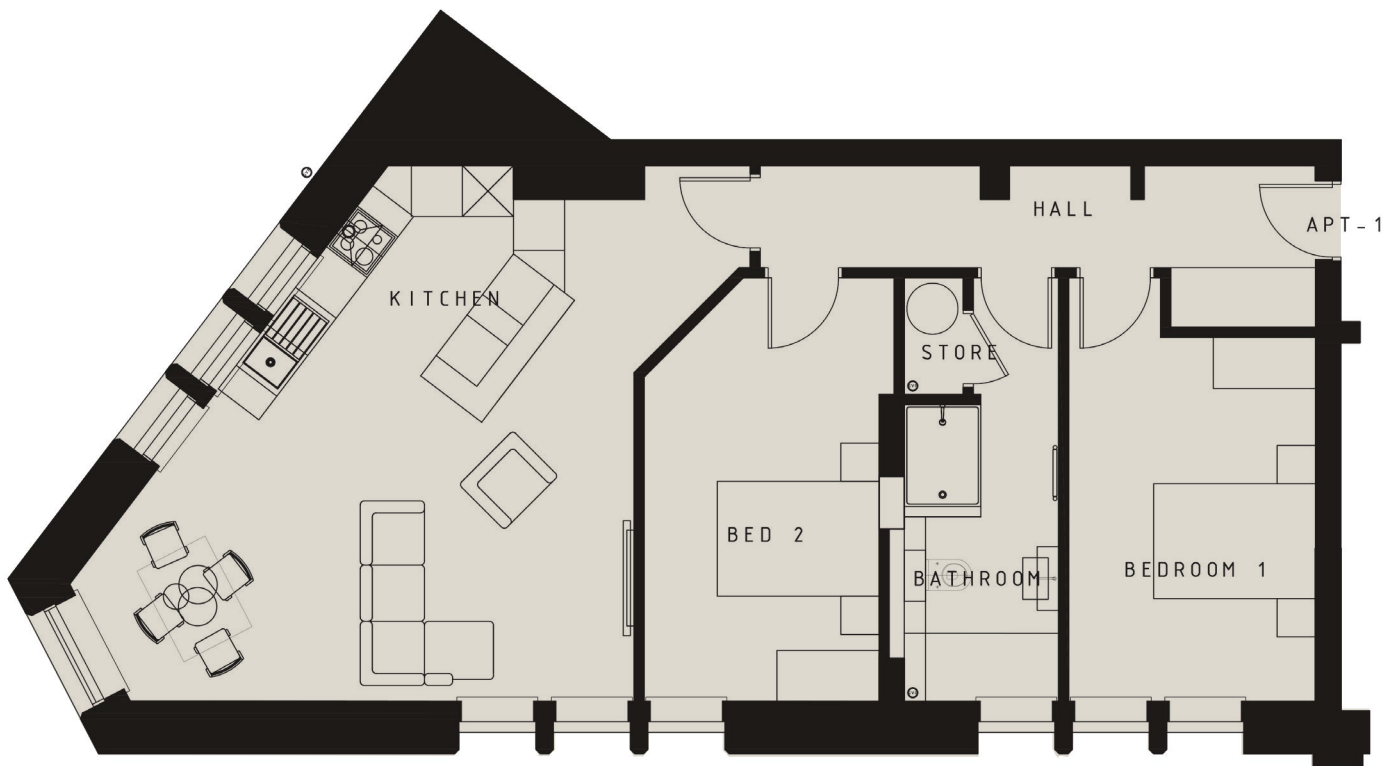
ABOUT.

Apartment One

GROUND FLOOR

Approx floor area
81.5 sq m² (877 sq ft²)

Lounge	5.915 x 3.305m / 19' 5" x 10' 10" sq ft
Kitchen	4.885 x 3.015m / 16' 0" x 9' 11" sq ft
Bedroom 1	4.275 x 2.900m / 14' 0" x 9' 6" sq ft
Bedroom 2	4.975 x 2.760m / 16' 4" x 9' 1" sq ft
Bathroom	3.485 x 1.810m / 11' 5" x 5' 11" sq ft
Hall	6.521 x 1.200m / 21' 5" x 3' 11" sq ft
Store	1.370 x 0.690m / 4' 6" x 2' 3" sq ft



The
Ellesmere



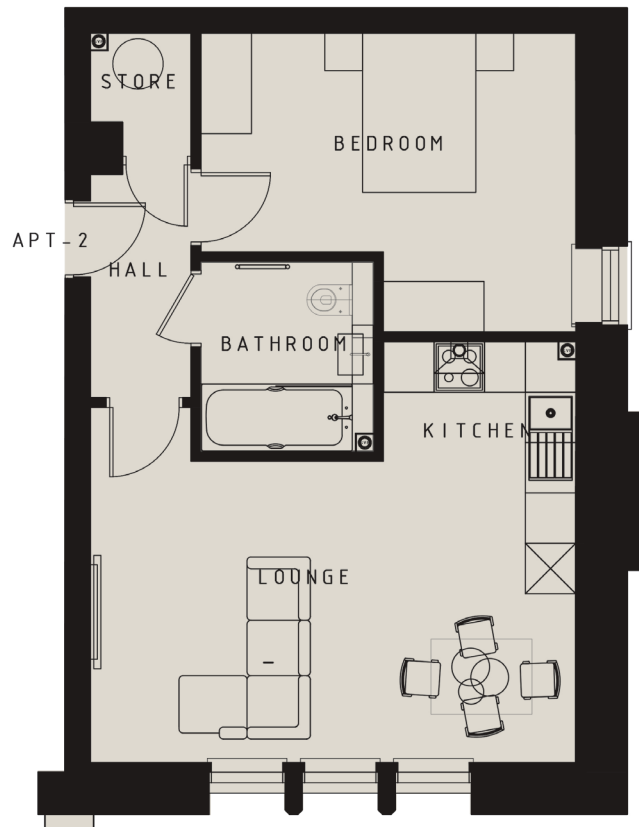
ABOUT.

Apartment Two

GROUND FLOOR

Approx floor area
50.0 sq m² (538 sq ft²)

Lounge	5.790 x 3.595m / 19' 0" x 11' 9" sq ft
Kitchen	3.000 x 2.290m / 9' 10" x 7' 6" sq ft
Bedroom 1	4.460 x 2.050m / 14' 8" x 11' 8" sq ft
Bathroom	2.250 x 2.050m / 7' 5" x 6' 9" sq ft
Hall	2.730 x 1.200m / 9' 1" x 3' 11" sq ft
Hall	1.470 x 1.200m / 4' 10" x 3' 11" sq ft



The
Ellesmere



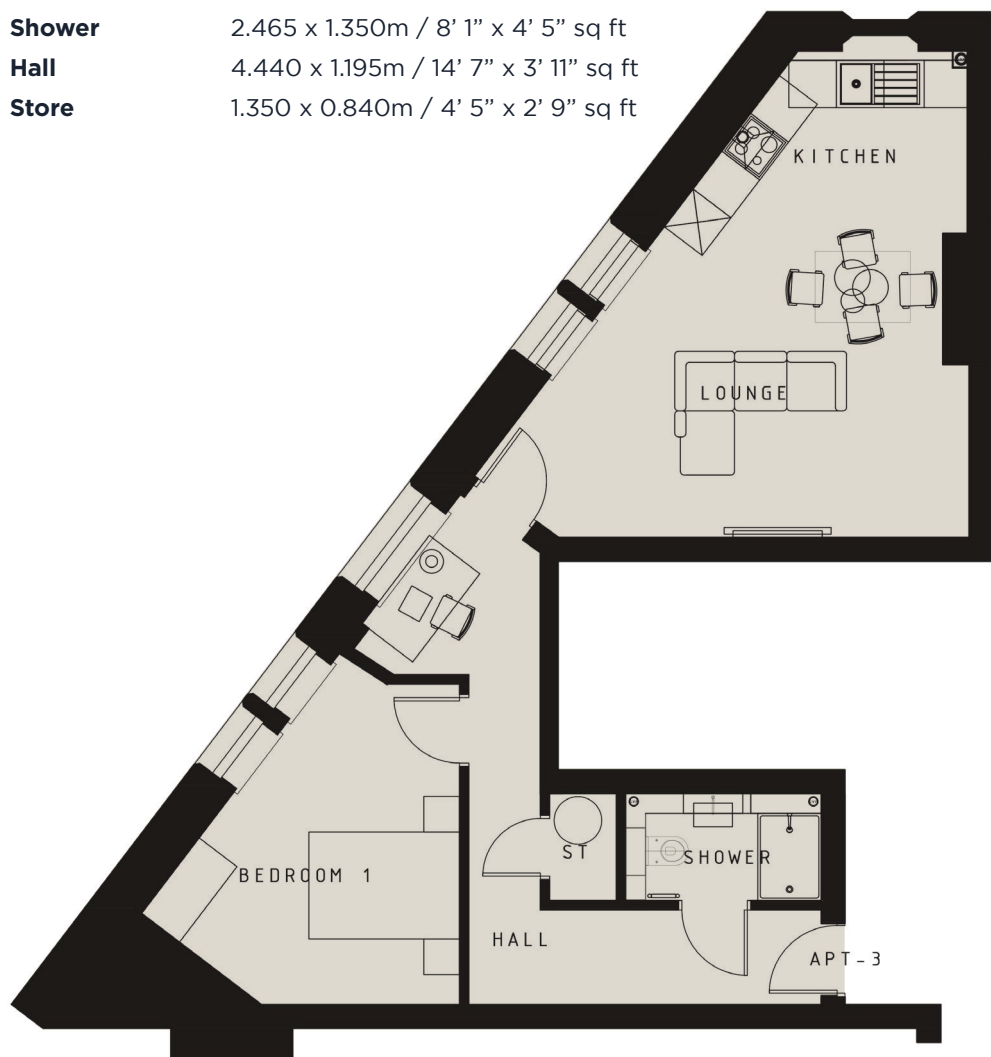
ABOUT.

Apartment Three

GROUND FLOOR

Approx floor area
56.3 sq m² (606 sq ft²)

Lounge	6.240 x 3.565m / 20' 6" x 11' 8" sq ft
Kitchen	3.825 x 2.470m / 12' 7" x 8' 1" sq ft
Bedroom 1	4.010 x 4.050m / 13' 2" x 13' 3" sq ft
Shower	2.465 x 1.350m / 8' 1" x 4' 5" sq ft
Hall	4.440 x 1.195m / 14' 7" x 3' 11" sq ft
Store	1.350 x 0.840m / 4' 5" x 2' 9" sq ft



ABOUT.

Apartment Four

GROUND FLOOR

Approx floor area
84.4 sq m² (908 sq ft²)

Lounge	4.415 x 3.435m / 14' 6" x 11' 3" sq ft
Kitchen	3.000 x 2.430m / 9' 10" x 8' 0" sq ft
Bedroom 1	4.535 x 3.460m / 14' 11" x 11' 4" sq ft
Bedroom 2	3.200 x 2.350m / 10' 5" x 7' 7" sq ft
Bathroom	3.480 x 2.175m / 11' 5" x 7' 2" sq ft
Hall	3.360 x 3.400m / 11' 0" x 11' 2" sq ft
Store	2.410 x 1.030m / 7' 11" x 3' 5" sq ft
En-Suite	2.455 x 1.220m / 8' 0" x 4' 0" sq ft



The
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ABOUT.

Apartment Five

SECOND FLOOR

Approx floor area
88.0 sq m² (947 sq ft²)

Lounge	5.070 x 4.420m / 16' 8" x 14' 6" sq ft
Kitchen	3.600 x 2.865m / 11' 10" x 9' 5" sq ft
Bedroom 1	5.300 x 3.845m / 17' 5" x 12' 7" sq ft
En-suite	3.305 x 2.810m / 10' 10" x 6' 10" sq ft
Hall	3.443 x 2.430m / 12' 7" x 8' 0" sq ft
W.C.	2.330 x 1.535m / 7' 8" x 5' 0" sq ft
Store	8.965 x 1.850m / 29' 5" x 6' 1" sq ft



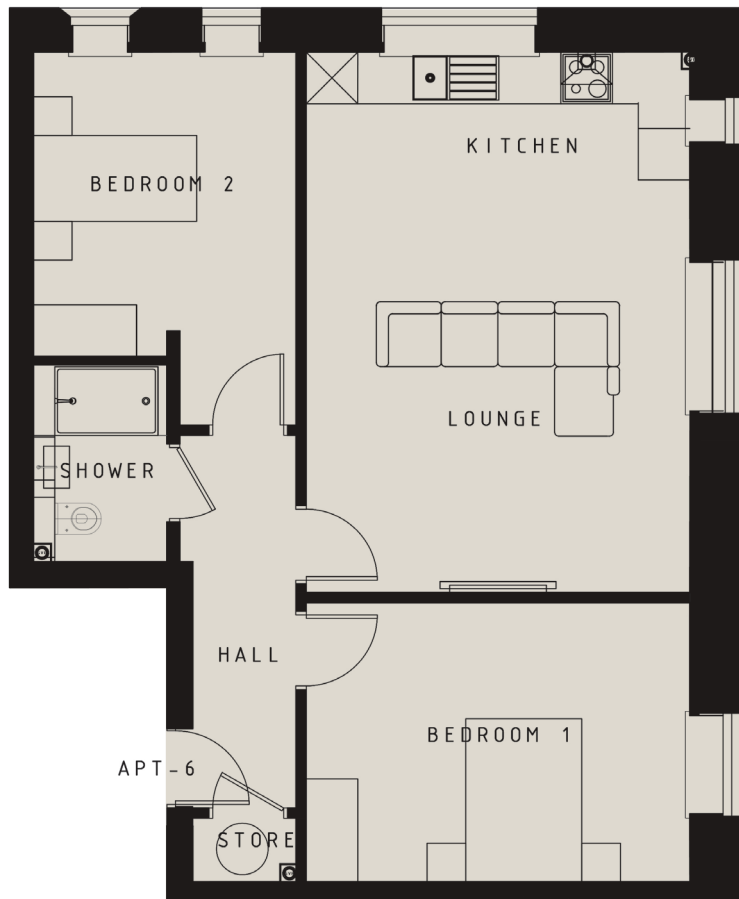
ABOUT.

Apartment Six

FIRST FLOOR

Approx floor area
66.8 sq m² (719 sq ft²)

Lounge	4.463 x 4.420m / 14' 8" x 13' 9" sq ft
Kitchen	4.463 x 2.090m / 14' 8" x 6' 10" sq ft
Bedroom 1	4.463 x 3.055m / 14' 8" x 10' 8" sq ft
Bedroom 2	3.540 x 3.055m / 11' 7" x 10' 0" sq ft
Shower	2.290 x 1.555m / 7' 6" x 5' 1" sq ft
Hall	4.335 x 1.200m / 14' 3" x 3' 11" sq ft
Store	1.200 x 0.740m / 3' 11" x 2' 5" sq ft



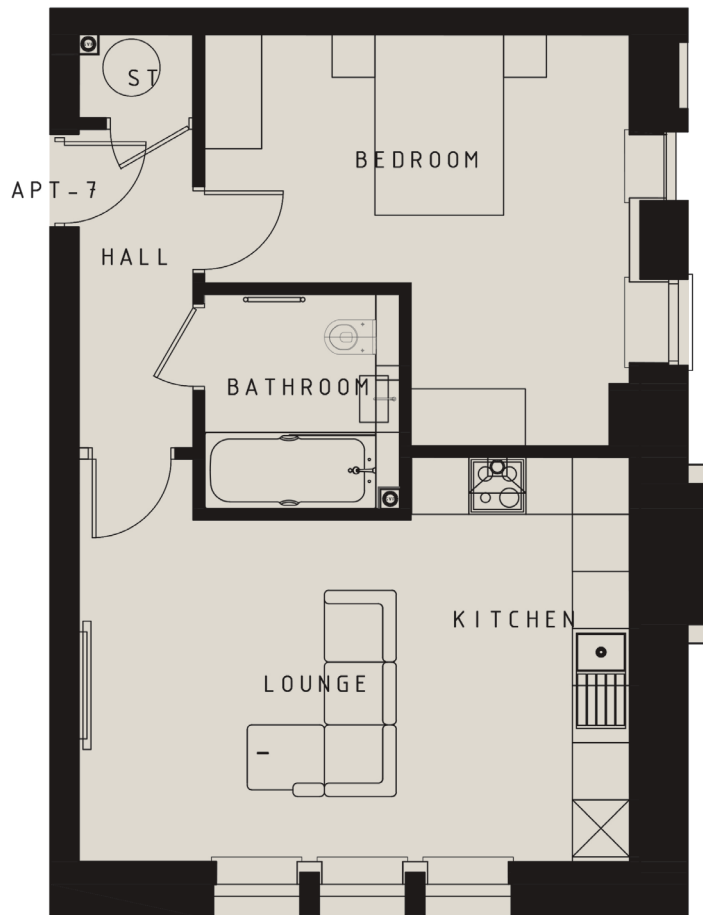
ABOUT.

Apartment Seven

FIRST FLOOR

Approx floor area
50.2 sq m² (540 sq ft²)

Lounge	3.595 x 3.490m / 11' 9" x 11' 5" sq ft
Kitchen	4.250 x 2.295m / 13' 11" x 7' 6" sq ft
Bedroom 1	4.463 x 4.325m / 14' 8" x 14' 2" sq ft
Bathroom	2.250 x 2.050m / 7' 5" x 6' 9" sq ft
Hall	3.345 x 1.200m / 11' 0" x 3' 11" sq ft
Store	1.200 x 0.875m / 3' 11" x 2' 11" sq ft



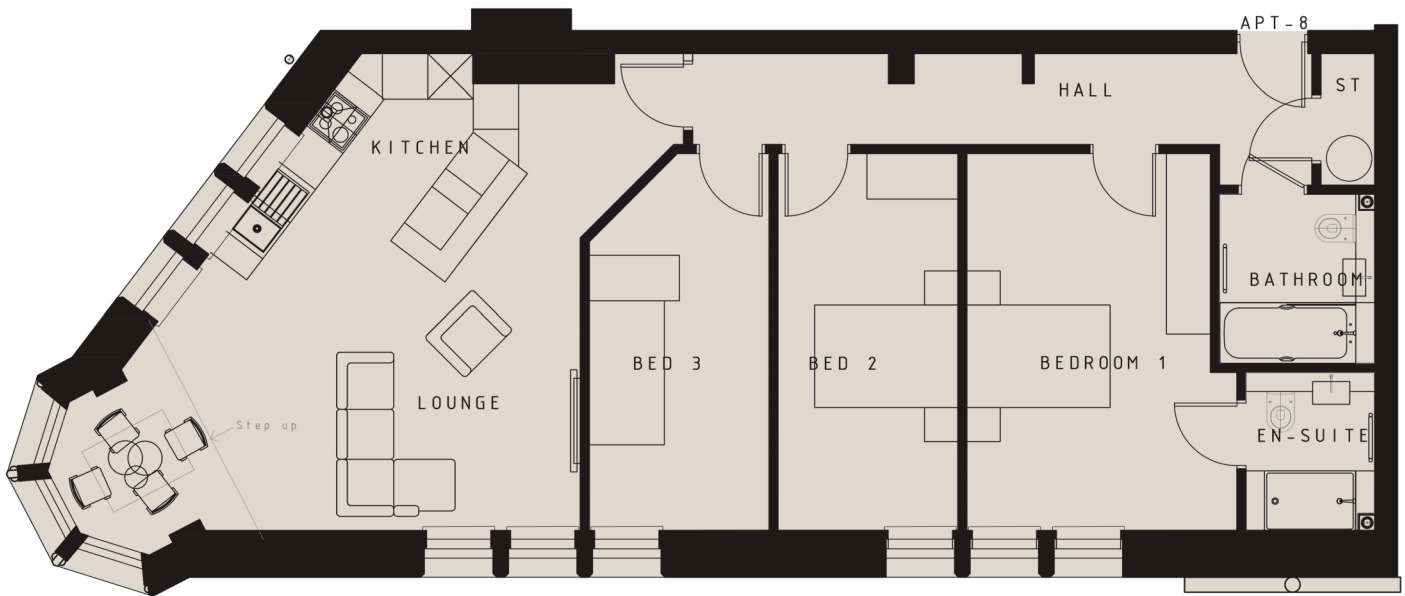
ABOUT.

Apartment Eight

FIRST FLOOR

Approx floor area
98.3 sq m² (1058 sq ft²)

Lounge	6.050 x 3.255m / 19' 10" x 10' 8" sq ft
Kitchen	5.160 x 2.990m / 16' 11" x 9' 10" sq ft
Bedroom 1	4.975 x 3.565m / 16' 4" x 11' 8" sq ft
En-suite	2.085 x 1.700m / 6' 10" x 5' 7" sq ft
Bedroom 2	4.975 x 2.375m / 16' 4" x 7' 9" sq ft
Bedroom 3	4.975 x 2.375m / 16' 4" x 7' 9" sq ft
Hall	8.175 x 1.200m / 26' 10" x 3' 11" sq ft
Store	1.740 x 0.710m / 5' 8" x 2' 4" sq ft



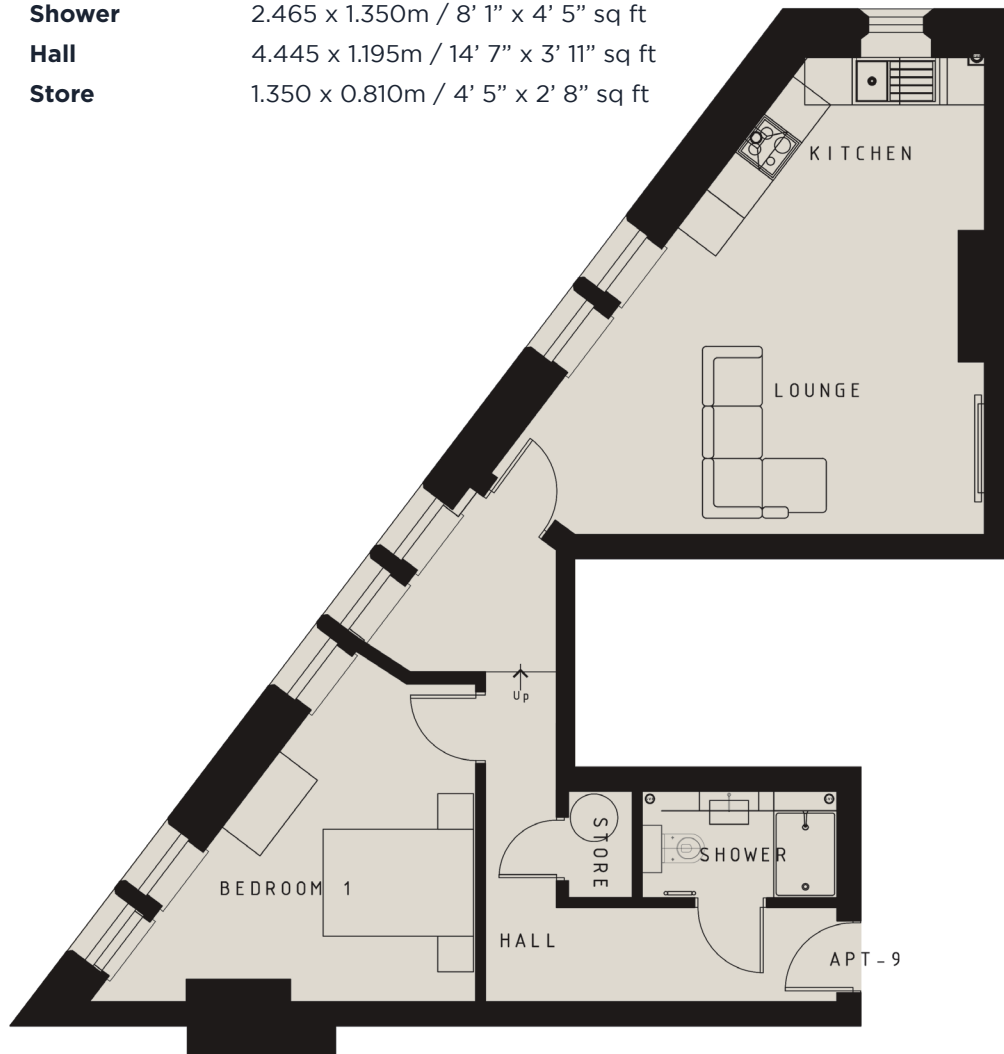
ABOUT.

Apartment Nine

FIRST FLOOR

Approx floor area
57.4 sq m² (617 sq ft²)

Lounge	5.535 x 3.520m / 18' 2" x 11' 7" sq ft
Kitchen	4.090 x 2.510m / 13' 5" x 8' 3" sq ft
Bedroom 1	4.040 x 4.020m / 13' 3" x 13' 2" sq ft
Shower	2.465 x 1.350m / 8' 1" x 4' 5" sq ft
Hall	4.445 x 1.195m / 14' 7" x 3' 11" sq ft
Store	1.350 x 0.810m / 4' 5" x 2' 8" sq ft



ABOUT.

general specification

External

- Tarmac car park
- Black railings and pedestrian gate
- Intercom to all apartments

Decoration

- Satin to all woodwork
- Vinyl matt emulsion to walls and ceilings
- Prefinished internal doors

General

- 10-year build warranty
- Bespoke traditional wooden sash windows
- TV points to lounge and bedrooms
- BT ready point
- Mains smoke alarm
- Ideal classic boiler
- Vent-axia LO-Carbon Sentinel Kinetic B/BH MVHR unit
- Fibre ready
- CAT6

COMELIT

Connect the video entry system in your apartment block, with no extra hassle



Ultra functional Panel Characteristics:

- High-res wide-angle HD Camera
- IP54 rated
- Flush or surface mounted
- Die cast aluminium frame

Feature's & Functions:

- Wide angle camera
- Smart programming of call buttons
- Twilight sensor
- Digital microphone
- Double speaker
- Single or double buttons
- Choice of button finishes

ABOUT.

Kitchen specification

🔗 Furniture specification:

- Pronorm ultra matt lacquer 18mm doors with an anti-fingerprint finish in midnight blue.
- Dark stratus grey pearl interior carcass.
- Matt titanium C-Profile handle channel.
- Breakfast bar (*Apt 7*) and shelving (*Apt 9*) features in Vincenza oak wood finish.
- Glass units to apartments 1 & 7—GE Matt Black Aluminium framed door with clear glass, vertical lighting strips and stratus grey pearl interior.
- Furniture warranty 5 years.

🔗 Worktop specification:

- 20mm Silestone in white storm with full height splash backs and upstands where required around windows. Worktop warranty 25 years.

🔗 Sink & tap specification:

- Sink—Blanco Rotan 400-U Silgranit Anthracite. Sink warranty 25 years.
- Tap—Blanco Mida single lever mixer tap in matt black. Tap warranty 5 years.

🔗 Appliance specification:

- Single oven—Bosch HBS534BB0B (*all apartments*)
- Induction hob—Bosch PUG61RAA5B (*all apartments except 7*)
- 70:30 integrated fridge/freezer—Bosch KIV87NSEO (*all apartments except 9*)
- 60cm integrated dishwasher—Bosch SMV2ITX18G (*all apartments*)
- 60cm canopy extractor—Elica era standard 60 with charcoal filters (*all apartments except 7*)
- Undercounter integrated fridge—Bosch KUR21VFE0G and freezer GUN21VFE0G (*apartment 9 only*)
- Integrated microwave—Bosch BFL523MB0B (*apartment 1 only*)
- Combi/micro—Bosch CMA583MB0B (*apartment 7 only*)
- Venting induction hob—Elica NT Alpha with recirculating kit (*apartment 7 only*)
- Warranties—Bosch 5 years, Elica canopy extractor 2 years, Elica venting hob 5 years.





Midnight Blue Ultra Matt
472-PG2



Handle Channel
Titan Matt 018



Worktop
Silestone - White Storm



Carcase
Stratus Grey Pearl





ABOUT.

Bathroom specification

🔗 Sink specification:

Villeroy Boch Avento Vanity unit, 2 pull-out compartments, 576 x 514 x 484 mm, Stone Oak.

- Modern designed bathroom furniture with lots of storage space
- Vanity unit with storage space right under the bathroom sink
- Noiseless closing elements with soft closing and self-closing device
- Drawers with full extension - everything at a glance

🔗 Toilet specification:

Architectura washdown toilet, rimless, wall-mounted, White Alpin

- Designed by renowned interior designer Steve Leung
- Wall-mounted toilets for easy floor cleaning
- Hygienic solution with minimal odour formation: low-flush toilets
- The rimless generation of toilets - top cleanliness and perfect design

🔗 Bath taps & shower specification:

Vado Phase

Mono basin mixer tap with a universal basin waste, finished in a high-shine polished chrome with lever handle.

Vado Velo

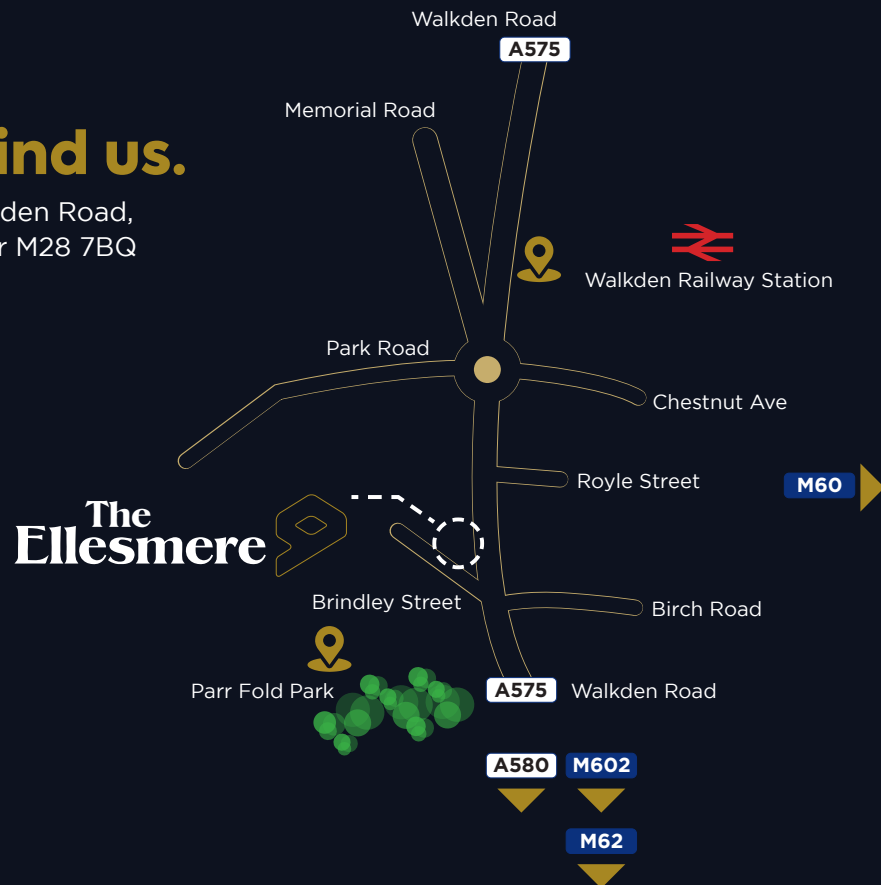
Adjustable square thermostatic shower column, finished in a high-shine polished chrome.

Duplach

- slate tray & painted grid
- Zero water absorption
- High scratch resistance
- Resistant to impacts - rated 45 on the barcol hardness scale
- Resistant to temperature change
- Fully customizable
- Anti slip grade 2
- Antibacterial
- Resistant to chemical cleaning agents
- 3cm thick

How to find us.

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