




# PARK VIEW

350 Flixton Road | Urmston | Manchester



*An exclusive collection of  
6 new beautifully crafted family homes  
with private gardens*





# *A name you can trust*

Landmark Living, part of Landmark Property Group Ltd, has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed. We pride ourselves on producing developments that are unique and luxurious whilst our ethos is driven by the pursuit of perfection and extreme attention to detail.

Our emphasis is placed on architectural value, quality and design whilst creating living spaces that are functional and harmonious. Care and attention is invested at every stage, from concept through to creation, ensuring that each project is completed with effortless marriage of design and functionality.





## *About your home*

Park View is an exclusive development of 6 new beautifully crafted family homes, in Urmston. Set on a quiet cu-de-sac, residents have the fantastic convenience of being minutes' walk to an excellent array of local facilities and amenities, including independent artisan shops, parks and transportation links.

Plots 1-6, the accommodation is arranged over two and a half floors, specially designed for family living. In brief each property has private off-road parking. Each dwelling comes with it's own EV charger. The property consists of 4 bedrooms, 2 bathrooms, master bedroom with ensuite, a large master dressing area and a magnificent open plan kitchen/dining area for comfortable living, which leads onto a large living room. Each property has a private rear garden, accessed via doors for al fresco entertaining.









# *The area*

Urmston is a suburban area, nestled within the Metropolitan Borough of Trafford, has its unique charm and quirks. Renowned for its hosting of family-friendly amenities, Urmston is one of Trafford's hidden gems.

There are several well-known community playgrounds nearby, whilst Flixton Park sits directly opposite Park View. Step out of your own and straight into Flixton Park. Families with children have a wide choice of private and state education establishments on their doorsteps and within walking distance. From Nurseries to primary and secondary schools, the facilities are excellent in the Urmston area.







SALFORD

TRAFFORD  
GENERAL  
HOSPITAL

FLIXTON CRICKET  
& SPORTS CLUB

FLIXTON INFANT  
SCHOOL

PARK VIEW

FLIXTON GIRLS  
SCHOOL

IRLAM

FLIXTON ROAD B5158

FLIXTON PARK

ABBOT'S FIELD  
PARK

URMSTON

CHASSEN  
ROAD

CHASSEN ROAD

FLIXTON

*Travel*

The local train station, Flixton Station, provides links to central Manchester and beyond, making commuting a breeze. This can be found just a stone's throw from the doorstep of the Park View development, alongside bus routes and roads leading to the M60.



# *Specifications*



# *General*

- Underfloor heating throughout the ground floor
- Architectural timber doors throughout
- Brushed chrome door furniture
- Attractive skirting boards and deep moulded architraves
- Matt white screwless sockets
- Mains powered smoke detectors
- Pre-wired for Sky, HD, 3D & Multiroom
- Air source heat pump
- High quality anodised aluminum windows and large anodised aluminum bi fold rear doors
- Triple glazing to provide precise thermal and acoustic control

# *Kitchen*

- High Spec German kitchen
- Quartz worktops
- Siemens/Neff integrated dishwasher

- Siemens/Neff integrated microwave
- Siemens/Neff integrated multifunction oven with grill
- Integrated fridge freezer
- Siemens/Neff 4 zone induction hob
- Brushed steel mixer tap and inset sink
- Elica built in ceiling extractor
- Kitchen bar suitable for bar seating
- Open plan living

# *Bathroom*

- Duravit and Lusso sanitary ware to all en-suites and bathrooms
- Duravit soft closing toilet seat
- Free standing luxurious bath
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Separate walk in shower with framed glass to master bed en-suite

# *External*

- Private off road parking
- EV charger per dwelling
- Landscaped gardens to front & rear
- Natural contemporary roof tiles
- High quality aluminum windows
- High quality aluminum rear sliding doors
- Up & down lighting to front & rear
- Full security system including PIRs & shock sensors

## **Disclaimer**

Images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at Park View. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Landmark Property Group reserves the right to alter layouts and specifications at any time.

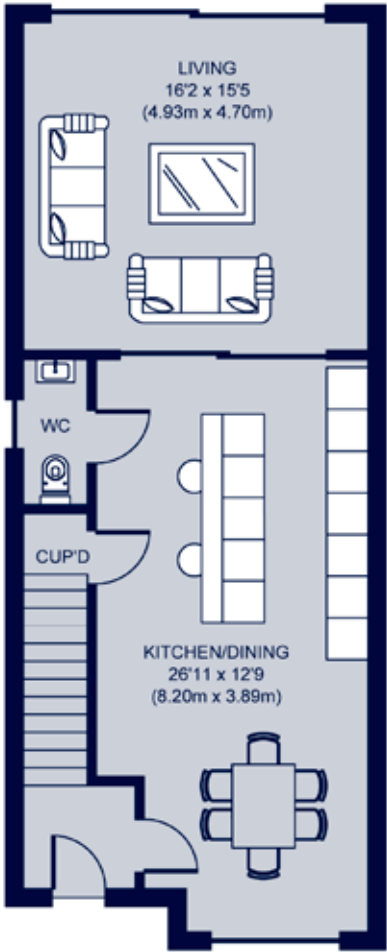


# *Floor Plans*

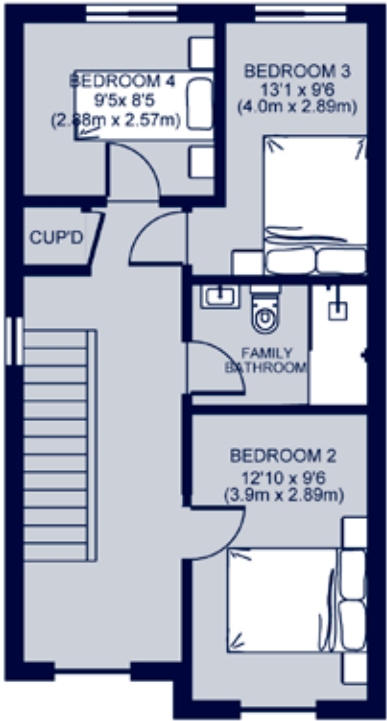
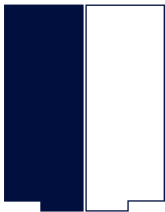


**143m<sup>2</sup> /1540ft<sup>2</sup> Four bedroom house**

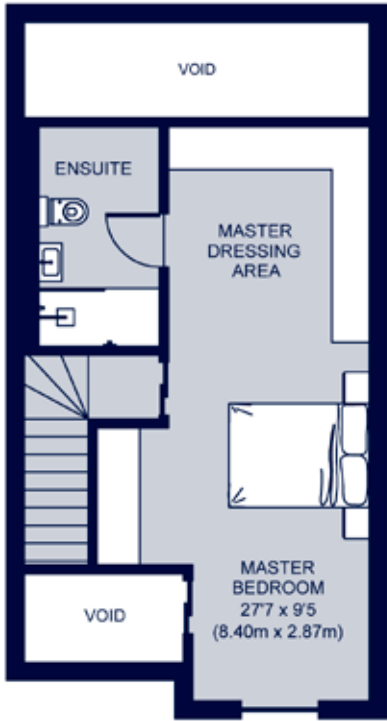
|                     |                                 |
|---------------------|---------------------------------|
| Kitchen/Dining Room | 8.20 x 3.89m / 26' 11" x 12' 9" |
| Living              | 4.93 x 4.70m / 16' 2" x 15' 5"  |
| Master bedroom      | 8.40 x 2.87m / 27' 7" x 9' 5"   |
| Bedroom 2           | 3.9 x 2.89m / 12' 10" x 9' 6"   |
| Bedroom 3           | 4.0 x 2.89m / 13' 1" x 9' 6"    |
| Bedroom 4           | 2.88 x 2.57m / 9' 5" x 8' 5"    |



**Ground Floor**



**First Floor**



**Second Floor**









# PARK VIEW

350 Flixton Road | Urmston | Manchester



LANDMARK  
LANDMARK PROPERTY GROUP LTD

[www.landmarkliving.co.uk](http://www.landmarkliving.co.uk)