



**ALBERT  
PLACE**

DIDSBURY VILLAGE



## ALBERT PLACE

ENJOYING A PROMINENT POSITION ON ALBERT HILL STREET IN THE HEART OF DIDSBURY VILLAGE, ALBERT PLACE COMPRISES OF SIX STUNNING NEW TOWNHOUSES, FOUR OF WHICH HAVE BEEN CAREFULLY CRAFTED WITHIN A BEAUTIFUL FORMER CHAPEL.

The Old Chapel was built in 1878 in the Gothic Revival style and features many of the most attractive hallmarks of this significant period in Victorian architecture, including decorative finials, lancet windows with stone surrounds and a beautiful stained glass multifoil rose window.

These important architectural details have been carefully retained and restored as part of the conversion and complemented with spacious living accommodation completely in tune with contemporary lifestyles. The result is a rare union of modern luxury and historical architectural merit.

Joining them, is a pair of smart new semi-detached townhouses. With traditional style red brick elevations and slate roofs, these new additions cast a respectful nod to the past whilst benefitting from contemporary style open-plan interiors that take a progressive stride forward.





# THE OLD CHAPEL

As much as possible, the historic exterior features of The Old Chapel have been retained and restored whilst advancing the interior space to create comfortable living accommodation in harmony with contemporary lifestyles.

**Townhouses 1 and 2** offer 1268 sq ft of living space over three floors and share a similar layout. The majority of the ground floor is occupied by a vast open plan kitchen, dining and living area. This central hub enjoys the building's lancet windows and includes a new set of French doors that open on to a private courtyard. A circular vestibule by the main entrance has been transformed into a quirky ground floor wc and a useful store is offered beneath a split-level staircase, leading to the first floor.

On the first floor are two double bedrooms, both with en suite shower rooms and one with a walk-in wardrobe. On the top floor is the main bedroom plus an en suite bathroom.

**Townhouse 3** provides 1153 sq ft of living space that includes an entrance lobby and a large open plan kitchen, dining and living space. A store is offered under a split-level staircase that leads to the first floor and two generous double bedrooms, one with en suite shower room, and a main bathroom. A second staircase to the top floor reveals a large main bedroom and a spacious en suite bathroom.

802 sq ft of luxurious living accommodation over two storeys is provided by **townhouse 4**. The entrance leads into a large living/dining room which is separated from the kitchen by the split-level staircase. Off the kitchen is a ground floor WC and a store room. On the first floor are two spacious double bedrooms, one with en suite, and a family bathroom.

Each home benefits from an allocated off-road parking space.



THE OLD CHAPEL



## Townhouse 1

### Ground

Living/Kitchen/Dining	7998mm x 5107mm
WC	2390mm x 1304mm*
Entrance vestibule	2390mm x 1367mm

### First Floor

Bedroom 2	3093mm x 2948mm
En suite 2	2322mm* x 2076mm
Wardrobe	1848mm x 2076mm
Bedroom 3	3213mm x 2924mm
En suite 3	2368mm x 1620mm

### Second Floor

Bedroom 1	6289mm x 3213mm
En suite 1	1875mm x 3313mm

## Townhouse 2

### Ground

Living/Kitchen/Dining	7998mm x 5107mm
WC	2390mm x 1304mm*
Entrance vestibule	2390mm x 1367mm

### First Floor

Bedroom 2	3128mm x 2939mm
En suite 2	2322mm* x 2076mm
Wardrobe	1848mm x 2076mm
Bedroom 3	3223mm x 2924mm
En suite 3	2368mm x 1620mm

### Second Floor

Bedroom 1	6289mm x 3213mm
En suite 1	1875mm x 3313mm

## Townhouse 3

### Ground

Kitchen/Dining/Living	7137mm x 5829mm
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### First Floor

Bedroom 2	4358mm x 2778mm
En suite	1639mm x 2697mm
Bedroom 3	3221mm x 2963mm
Bathroom	1639mm x 2101mm

### Second Floor

Bedroom 1	5829mm x 3377mm
En suite 1	3367mm x 1800mm

## Townhouse 4

### Ground

Living/Dining	4575mm x 3900mm
Kitchen	4791mm x 3016mm
WC	1800mm x 1300mm

### First Floor

Bedroom 1	4575mm x 3900mm
Bedroom 2	3040mm x 2906mm

\*All measurements are to the widest point and provided as a guide only

# THE TOWNHOUSES



Having been designed to complement their Victorian neighbours, each of the semi-detached townhouses look, from the outside, like a home typical of the period. Inside, however, it's a different story.

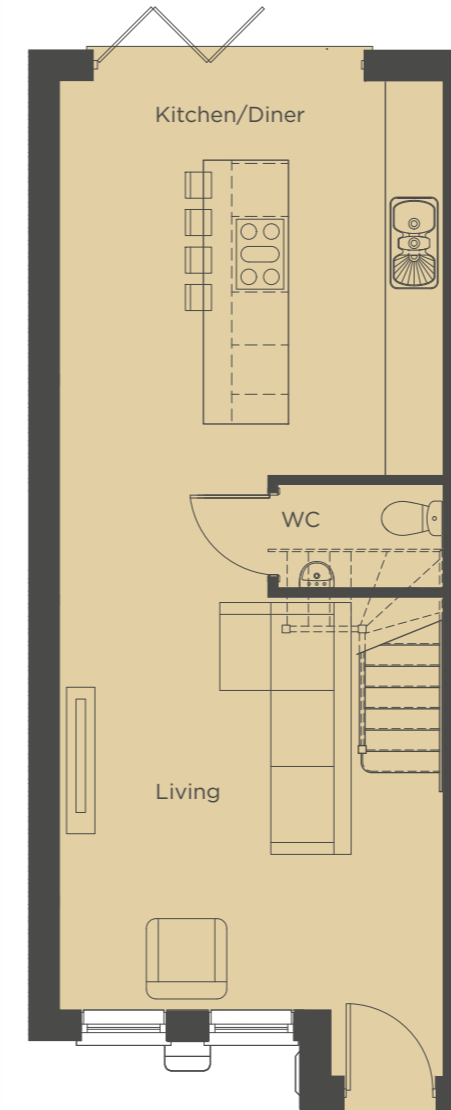
Whilst most period homes present a sequence of small rooms with a determined use, these beautiful new townhouses yield circa 1100 sq ft of stylish and light-filled living accommodation that flows seamlessly from one space to another. Through the front door a large living room progresses through to a vast kitchen at the rear. Large bi-fold doors enable the internal living areas to be extended out onto a rear dining patio and garden. A ground floor WC is incorporated beneath a split-level staircase off the living room.

On the first floor are two large double bedrooms, one of which enjoys an en suite shower room, along with a family bathroom. On the second floor is a luxurious main bedroom with walk-in wardrobe and en suite. There is also a useful eaves storage space.

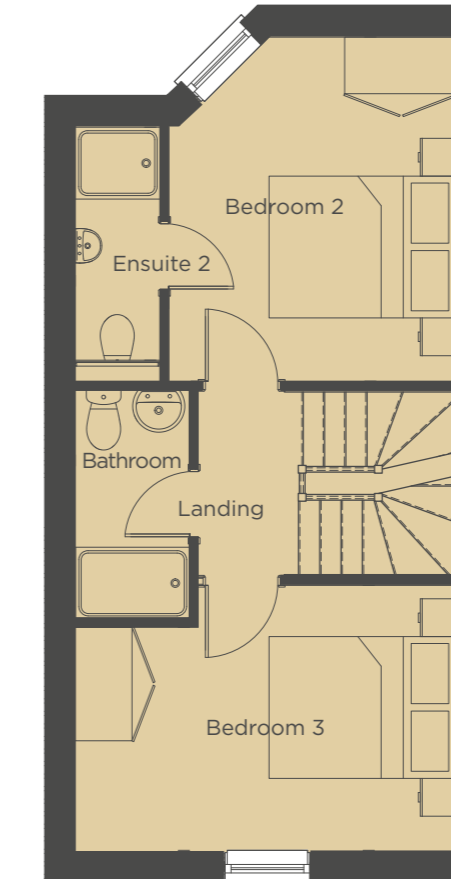


ALBERT HILL STREET TOWNHOUSES

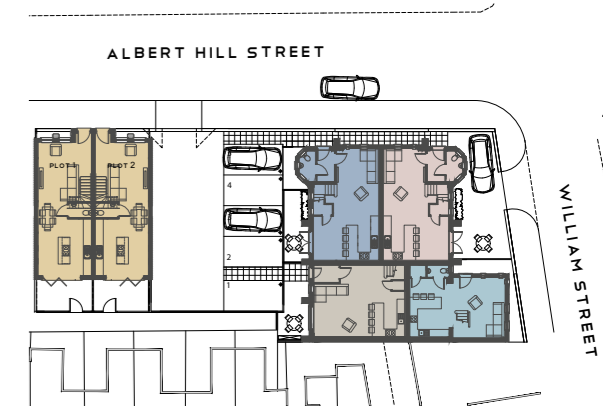
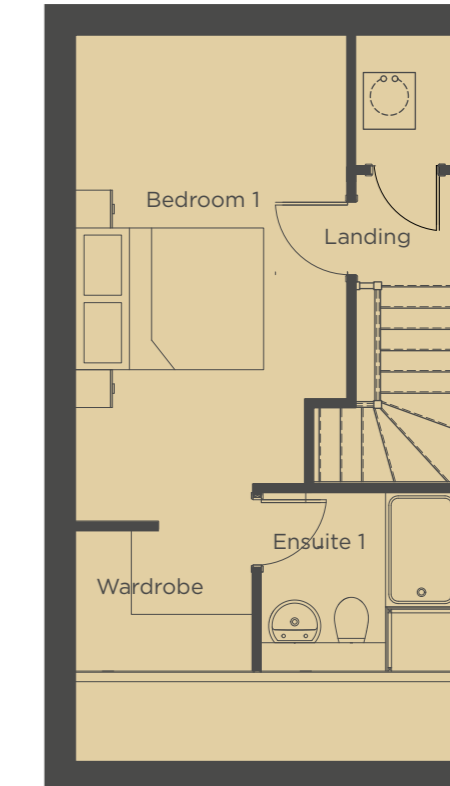
## GROUND



## FIRST



## SECOND



### Semi-detached Townhouses

Ground	
Living	4050mm x 4910mm
Kitchen/Dining	4050mm x 4910mm
WC	1737mm x 1100mm

First Floor	
Bedroom 2	3062mm x 3642mm*
En suite 2	900mm x 2136mm
Bedroom 3	4050mm x 2802mm
Bathroom	1213mm x 2429mm

Second Floor	
Bedroom 1	2887mm x 4698mm
En Suite 1	2075mm x 1889mm
Wardrobe	1887mm x 1500mm

Plans shown are semi-detached townhouse 1 of which semi-detached townhouse 2 is a mirror image.

\*All measurements are to the widest point and provided as a guide only



## SPECIFICATION

- Bespoke modern style kitchen with contemporary finishes, island peninsula and high-quality integrated appliances
- Contemporary furniture with statement brassware to bathroom and en suite
- Cottage oak style FD30 rated internal doors with brushed nickel door furniture and smoke seals
- Contemporary 4-inch skirting boards and 3-inch architrave
- LVT/Engineered wood plank flooring to ground floor
- Carpeted staircase with timber handrail and spindles
- Carpets to first and second floor
- Walk-in wardrobes fitted with a rail and shelf
- Interior walls and ceilings plastered with a neutral paint finish
- Woodwork finished in white satinwood
- A combination of spotlights and pendant lighting
- TV and data points to open plan living area and bedrooms
- Digital TV and Sky connections (subject to subscription)
- Security alarm with alarm keypad on ground and first floor
- Combination gas boiler and traditional style radiators
- Brick construction with stone cills and slate roof (Old Chapel only)
- Brick and block construction with slate roof (The Townhouses only)
- Anthracite UPVC windows and either aluminium patio doors (Old Chapel only) or bi-fold doors (The Townhouses only)



# P | L

## PURE LINNEN HOMES

Albert Place is the latest project from Pure Linnen Homes, property artisans that craft exceptional new build residences and refurbishments offering lifestyle led living space with no compromise on style, architectural integrity or quality of design.

From chic suburban apartment schemes to comfortable family homes in a coveted rural setting, Pure Linnen exceeds the expectations of the most discerning homebuyers. Every home accommodates relaxed day to day living whilst also delivering a superior specification and exceptional aesthetic appeal.

To deliver the highest standards, Pure Linnen works closely with a time-honoured team of esteemed architects, manufacturers and tradesmen; experts who have perfected their craft and derive pleasure from providing an incomparable product. The Pure Linnen team take a hands-on role in every project, investing time, care and attention to ensure that every home is perfectly executed.





## DESIRABLE DIDSBURY

SINCE THE MID-1990'S, DIDSBURY HAS BEEN REGARDED AS ONE OF THE MOST DESIRABLE RESIDENTIAL DISTRICTS IN SOUTH MANCHESTER. THAT POPULARITY SHOWS NO SIGN OF WANING, AND IT'S EASY TO SEE WHY.

Its tree-lined streets boast impressive examples of both period and advanced architecture, evidence that the town has been a haven for pioneering industrialists and entrepreneurs for at least the last three centuries.

Perfectly situated just 4.5 miles from Manchester City Centre and close to both the M56 and M60 motorways, Didsbury is less than 30 minutes' drive from the leisure, retail and employment 'hubs' of MediaCity, Salford Quays and The Trafford Centre. If you're city-bound, you can take a tram from Didsbury Village metro station for a 25-minute ride to St Peter's Square. Everything is within easy reach of this smart suburb. Although, with such a vast

and vibrant range of retail, leisure and amenity on the doorstep, there is little need to venture too far from home.

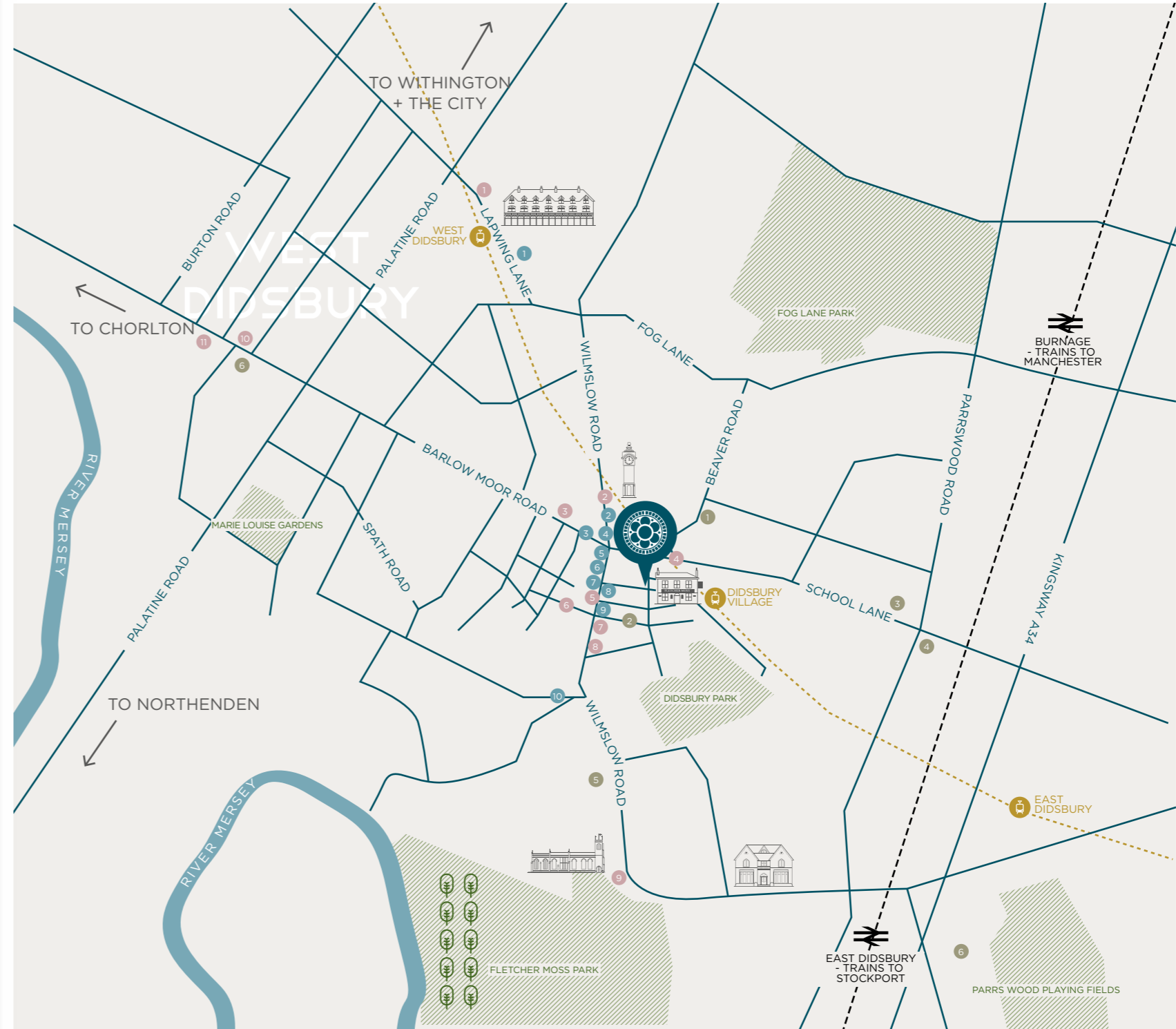
Didsbury enjoys an independent spirit and is home to a diverse and cosmopolitan population that are stalwart supporters of its packed events calendar. Every kind of music, poetry, art, sport, food and film festival can be enjoyed, each one celebrated as an opportunity for the community to come together. Sporting interests are well catered for, with local clubs and amateur leagues for football, tennis, rugby, bowls, cricket and golf, amongst many others.



A plethora of fabulous parks host outdoor fitness classes, running clubs and gentle Sunday strolls. Fletcher Moss Botanical Gardens, a beautifully preserved 21-acre park just a 10-minute walk from Albert Place is home to newly refurbished tennis courts and offers regular walking groups, as well the opportunity to roll your sleeves up and dig in as a volunteer gardener.

Families have their pick of several respected schools for children from nursery age right through to secondary, whilst Manchester and Salford offer a choice of esteemed universities, including The University of Manchester and University of Salford.

Those travelling further afield have the option of major transport hubs at nearby Stockport or Manchester with direct train lines to leading UK cities, including London, Birmingham and Glasgow, whilst Manchester International Airport is a short 15-minute drive, or a 25-minute train ride from nearby East Didsbury station.



### Eat & Drink

- 1 Wine & Wallop
- 2 Croma
- 3 The Art of Tea
- 4 Hispi
- 5 Gusto
- 6 Caramello
- 7 Baity
- 8 Nero
- 9 The Didsbury
- 10 Alberts
- 11 The Woodstock

### Shopping

- 1 Fusion Deli
- 2 Tesco Express
- 3 Axons of Didsbury
- 4 Bisous Bisous
- 5 Evans
- 6 The Cheese Hamlet
- 7 The Edit
- 8 Bond
- 9 Three Little Pigs
- 10 La Chouquette

### Schools

- 1 Beaver Road Infants
- 2 Didsbury C of E
- 3 St Catherines RC
- 4 Barlow High
- 5 Beaver Road Juniors
- 6 Parrs Wood High

FOR MORE INFORMATION CONTACT  
SPS ON 0161 529 9922  
OR VISIT ALBERTPLACE.LIVE



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