

Highfield Gardens

SALE



SPARK
SHIRE

DEVELOPMENT



Located in the centre of Sale, Highfield Gardens offers a calm and welcoming place to call home.

These well-designed apartments combine comfort and quality with the convenience of local amenities.

Our Location

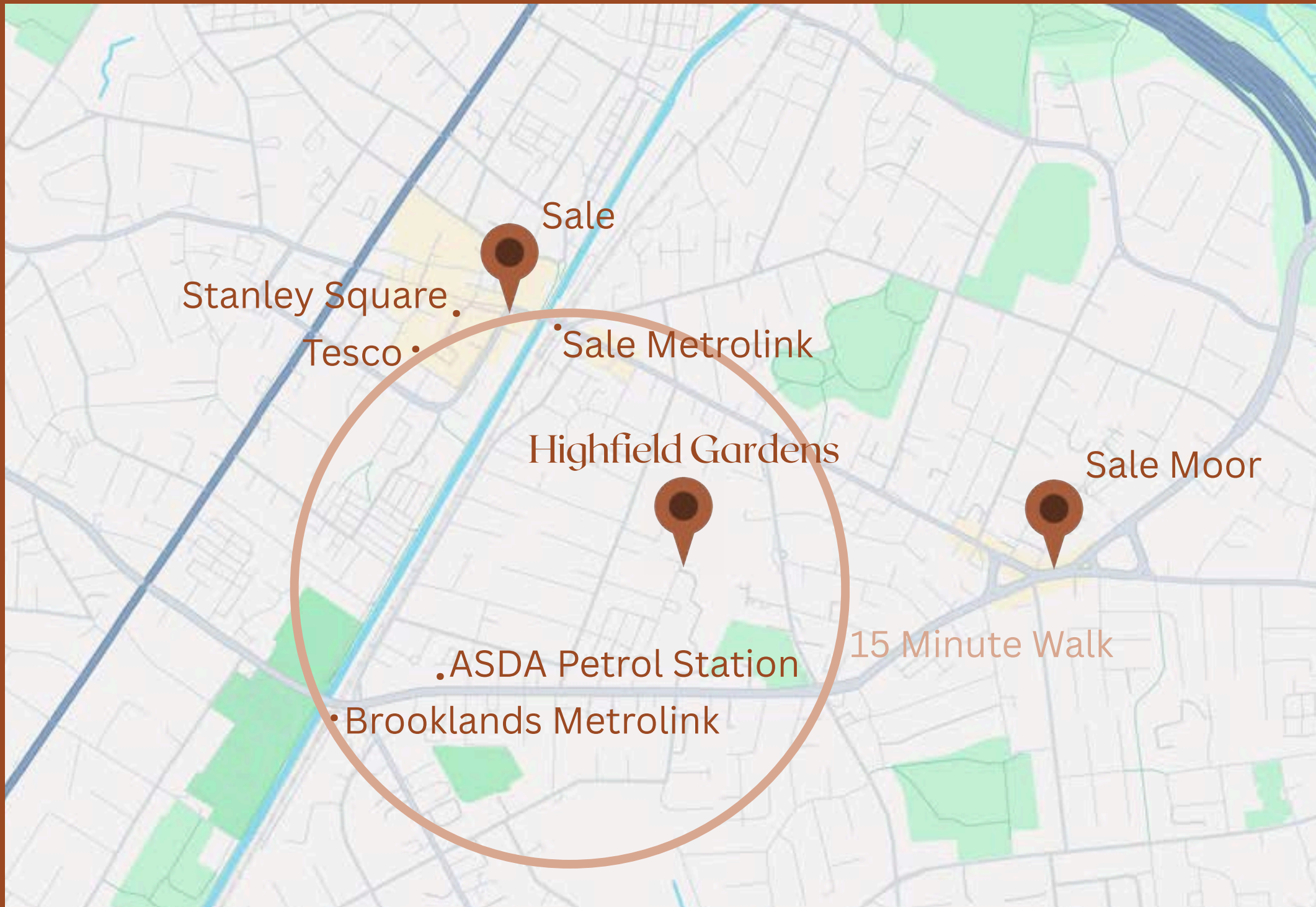
Highfield Gardens offers a private, peaceful setting while staying close to everything you need.

A range of schools and nurseries nearby ensures excellent educational opportunities for families.

Enjoy pubs and bars along the scenic Bridgewater Canal, just a short stroll away.

Metrolink trams are within walking distance, with Manchester city centre under 30 minutes away.





Sale

Stanley Square

Tesco

Sale Metrolink

Highfield Gardens

Sale Moor

ASDA Petrol Station

15 Minute Walk

Brooklands Metrolink



3 Bed Duplex

Apartment 1, 11 Highfield Avenue and Apartment 2, 13 Highfield Avenue

Our duplex apartments span over 1,550 sq. ft. across two levels. On the ground floor, a welcoming hallway leads to an L-shaped kitchen flowing into a bright, open-plan living room with high-level windows.

The lower ground floor, accessed via stairs, features the main living quarters: three spacious bedrooms, including a master with en-suite, a large family bathroom, and a versatile study perfect for a home office.



2 Bed Ground Floor

Apartment 1, 13 Highfield Avenue

This ground-floor apartment spans over 1,170 sq. ft., showcasing a striking 500 sq. ft. open-plan kitchen and living area that runs the full length of the building, flooded with natural light from 2m-high vertical sash windows and enhanced by soaring 3m ceilings.

The apartment includes two bedrooms, with the master boasting an en-suite, alongside a family bathroom with its own private entrance.



2 Bed Upper Floors

Apartment 2, 11 Highfield Avenue, Apartment 3, 11 Highfield Avenue, Apartment 3, 13 Highfield Avenue and Apartment 4, 13 Highfield Avenue

Each apartment offers over 1,050 sq. ft. of space, occupying the entire floor of the 1st or 2nd level. A welcoming entrance opens onto a private, open area, with a separate L-shaped kitchen opposite a generous living and dining space, each with its own access.

The master bedroom includes a private en-suite, complemented by a second spacious bedroom and a family bathroom. Vertical sash true-arched windows flood every room with natural light, creating bright, airy living throughout.





Specification

Kitchens

- Super Matt Cashmere modern handleless units with BLUM soft closes
- Silestone quartz worktops with upstands, cut-out sink and grooved drainer
- Silestone upstands and Glass splashback to the hob
- Inset Stainless steel sink bowl
- Chrome Pull out 2 function tap
- LED under cabinet lighting with a remote control
- Bosch 4-zone induction Hob
- Bosch chimney cooker hood with external extractor fan
- Bosch Integrated electric oven
- Bosch Integrated slimline dishwasher
- Integrated 70/30 frost free fridge freezer

Bathrooms and Ensuites

- Fully tiled with Spanish porcelain
- Underfloor heating with thermostat control touchscreen
- White rimless close coupled toilet with soft seat
- White and Oak effect Vanity units with ceramic basins
- Ravine Thermo shower with drench and handset
- Chrome shower enclosures with 6mm toughened safety glass
- Heated towel radiator with summer setting
- LED mirrors with built in shaver sockets

Heating and Electrical

- A-rated Vaillant Combi boiler provides heating and hot water
- MEV ventilation system to bathrooms & ensuites
- USB-c charging ports in all rooms
- Satin Chrome with grey inserts sockets and switches
- High speed full fibre broadband
- TV points in living rooms
- Energy efficient downlights

Internal Doors and Joinery

- Contemporary Deanta Seville Oak doors
- Chrome Deanta ironmongery fitted to all doors alongside thumb turn locks to bathrooms and locks to bedrooms
- Modern torus skirtings and architraves to match

Flooring

- Luxury Vinyl Tiles (LVT) flooring in classic oak to Kitchens
- Porcelain Spanish tiles to all bathrooms & ensuites
- Carpets to all bedrooms and communal areas
- Walls and ceilings finished in matt white emulsion

Security and EV Chargers

- Video door entry system to each flat
- Main door accessed with Fob system
- Communal EV chargers provided with card access

Landscaping and Parking

- Hard and soft landscaping designed by multi-award winning landscape architecture practice
- Each apartment will benefit from allocated parking
- Communal bike store
- External lighting

Warranty

- All apartments benefit from a 10-year ICW structural warranty
- All apartments leasehold will be on a 999-year lease & will own part of the freehold of building and estate.



BASEMENT FLOOR PLAN (1:50)



GROUND FLOOR PLAN (1:50)

TOTAL APARTMENT
AREA = 152.9m²/1645.8ft²

THE PLAN
REFERRED TO



SITE PLAN (1:500)





TOTAL APARTMENT
AREA = 91.7m²/987ft²

THE PLAN
REFERRED TO



SITE PLAN (1:500)

FIRST FLOOR PLAN (1:50)





TOTAL APARTMENT
AREA = 94.7m²/1019.3ft²

THE PLAN
REFERRED TO



SITE PLAN (1:500)

SECOND FLOOR PLAN (1:50)





GROUND FLOOR PLAN

TOTAL APARTMENT
AREA = 107.2m²/1153.8ft²

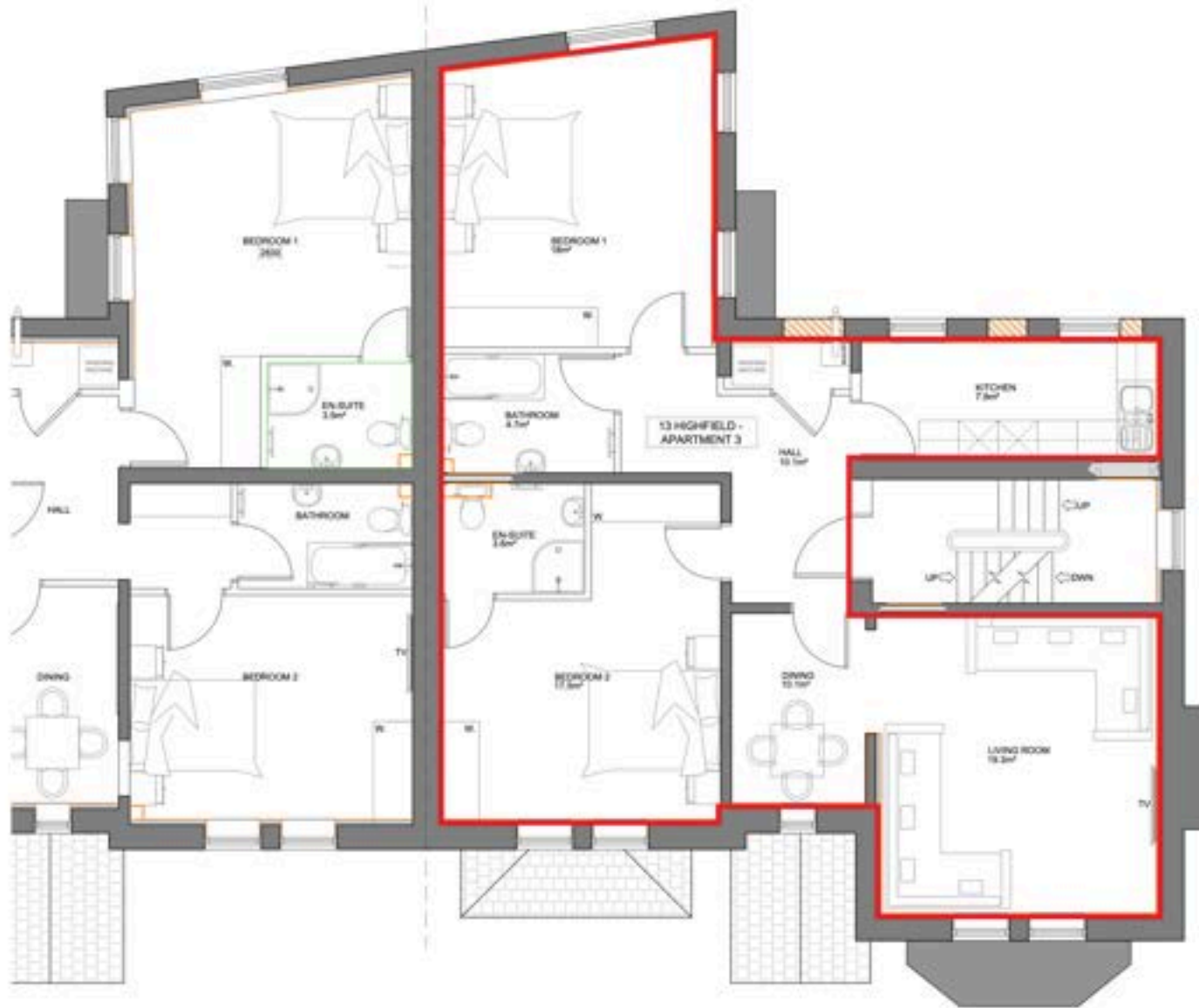
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SITE PLAN (1:500)







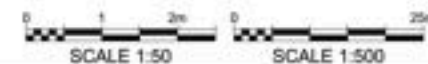
FIRST FLOOR PLAN (1:50)

TOTAL APARTMENT
AREA = 94.1m²/1012.8ft²

THE PLAN
REFERRED TO



SITE PLAN (1:500)





SECOND FLOOR PLAN (1:50)

TOTAL APARTMENT
AREA = 95.4m²/1026.8ft²

THE PLAN
REFERRED TO



SITE PLAN (1:500)





A development by



SPARK
SHIRE
DEVELOPMENT

All enquiries to the selling agent



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