

YOURS TO HAVE

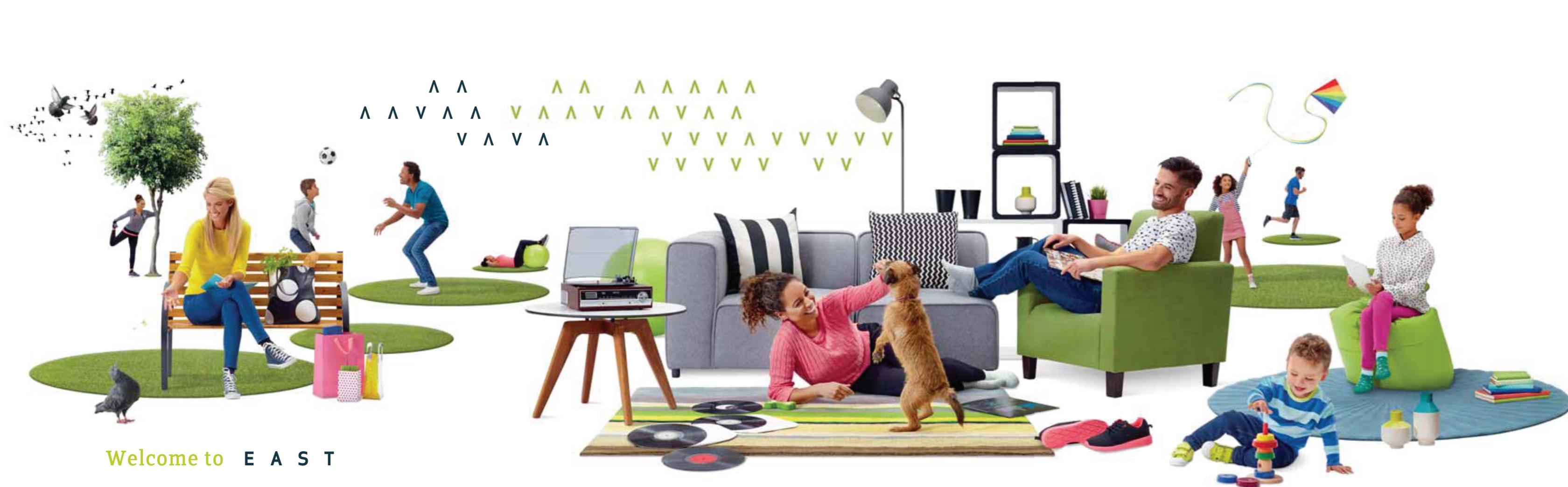
PHASE 2

EAST

AVENUE

A contemporary development of
2, 3 and 4 bedroom homes

LOVELL
HOMES



Welcome to **E A S T**

A V E N U E

H A V E — it all

Set in the rejuvenated heart of Openshaw, the latest phase of East Avenue is an impressive new development of 2, 3 and 4 bedroom family homes. As part of the area's ongoing transformation, it is set to create a thriving community where people come together to enjoy life to the full

By combining traditional values with modern thinking, East Avenue Phase Two offers homes which bring together the best in skilled craftsmanship, attention to detail and contemporary design. And all this in a well-thought-out neighbourhood that perfectly complements the character and environment of the surrounding area.



At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every home in the latest phase of East Avenue has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



Faraday Green showhome interior



It's what makes our homes unique

Y O U



C A N

H A V E

HAVE A GREENER HOME

E C

Each and every property at East Avenue Phase Two has been created using the latest building techniques and technology to ensure that it is as energy efficient as possible. This doesn't just reduce your carbon footprint, it also reduces your bills, for a greener home that's as good for your pocket as it is the environment



High level of insulation is used so you spend less on heating your home.



Any environmental impact due to creating East Avenue is measured and minimised before the first brick is laid.



We monitor the natural environment and local eco-system to ensure it flourishes both during and after building work.



Care is taken in creating landscaped areas which encourage wildlife and biodiversity.



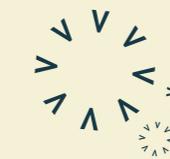
Energy saving light bulbs are used which use 80% less electricity.



Water efficient taps are installed which can reduce water usage by as much as 30%.



All homes include a water butt which collects rainwater to save using tap water on your garden.



High efficiency boilers are installed which use up to 40% less fuel than older models.



Each home is fitted with a smart meter so you can see where excess energy is being used and reduce it.



Only energy efficient appliances are fitted to reduce energy usage and running costs.



HAVE

A SENSE OF

community

East Avenue latest phase is so much more than just a development of stylish family homes. It is a new community designed as a place where people come together to live, grow and flourish. To ensure this, the look and feel of the development as a whole was carefully considered in order to create a setting that gives a real sense of place

As part of this, design cues were taken from the local surrounding, so that East Avenue fits perfectly into the area. In addition, a wealth of established local shops, schools and sports facilities are all on the doorstep, including the new Lime Square Retail Park which hosts a market every Saturday.





H A V E

A H O M E T O C A L L

your own

Whether you're a first time buyer getting onto the property ladder, or a family looking to take your next step up, you'll find your dream home at the new and exciting phase two of East Avenue. Whichever property you choose you can look forward to living in a spacious well-designed home that boasts excellent specifications throughout. Enjoy the perfect oasis of calm for relaxing after a hard day at work, as well as great place for entertaining guests at the weekend.

As well as all the comforts of home on the inside, you'll find that what's on the outside is every bit as impressive. All the homes at East Avenue benefit from their very own off-road parking, garden and patio area, perfect for entertaining family and friends.





HAVE

FAMILY TIME

all the time

With its fantastic selection of 2, 3 and 4 bedroom homes, phase two of East Avenue is designed with families firmly in mind. Close by are a choice of primary and secondary schools including Fairfield Road Primary School. In addition there is the nearby Wright Robinson College and the Openshaw Campus of Manchester College

A sport hall lies on the edge of the development, as does Ashton Canal and Delamere Park which are both ideal for long walks with the kids or dog. For families who love their sport, a short drive takes you to Sportscity which includes the Regional Tennis Centre and Manchester Velodrome as well as being the home to Manchester City Football Club.





HAVE EVERYTHING ON your doorstep

East Avenue's latest phase couldn't be better placed. Located in the centre of Openshaw, you have Manchester city centre just a short 3 mile commute away. So, whether you decide to drive, get one of the many bus services, catch the train from one of the two handy nearby stations, cycle, or even stretch your legs and walk, everything you could wish for is on hand. From the wealth of high street shops to boutique delights, no two days out need ever be the same. You'll also be equally spoilt for choice on a night out with every type of bar and restaurant waiting to greet you. Not that you have to travel to shop as even closer to home is Lime Square Retail Park just a short stroll away offering everything from a Morrisons supermarket and Costa Coffee to a pharmacy and post office. In addition to this there is a range of local shops and services along Ashton Old Road

Also nearby is the Etihad stadium, Manchester Regional Arena and the National Cycling Centre, that together make this new development the perfect place – no matter whether you like to watch or participate! Equally as important for families is the superb range of pre-schools, primary schools and secondary schools in the area. There's even a campus for The Manchester College just around the corner. With all this, plus walks along Ashton Canal a stone's throw away, the next phase of East Avenue leaves you wanting for nothing.



HOW TO

Our sales executives will work closely with you at each stage of the buying process to ensure a trouble-free purchase from start to finish.

PURCHASE



Choose your new home.

Reserve it with a reservation fee which forms part of the total price.

Advise your solicitor and let us have their name and address so we can forward a contract.

Make arrangements to obtain a mortgage if required. You can do this yourself or we can put you in contact with an independent financial advisor.

Legal formalities are carried out by your solicitor.

If you are applying for a mortgage the application will be processed by your building society or bank and you receive a mortgage offer.

You're ready to exchange contracts.



Your solicitor asks you to sign a contract and pay your deposit, both of which are sent to our solicitor.

If you're selling your old home, your solicitor will ensure that its sale is tied in with the purchase of your new home.

A set period is allowed before you can move in to enable financial completion to take place.

When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your lender.

This money is forwarded to our solicitors who will now complete the deed, transferring the property to your name.

You own your new home. You will receive the keys from our sales executive and sign a handover certificate and key receipt form.

We will arrange for the meters to be read on the day of legal completion.



L O V E L L

here for you

Before you move into your home you will be invited to visit the property for progress updates, dependent on build stage. You will also have the opportunity to undertake a home demonstration, a member of our customer care team will walk you through the property and explain the details of your home including how to work your heating and how best to maintain aspects of the property. Following completion, Lovell provide a 2 year guarantee period for our work, via our dedicated customer care team.

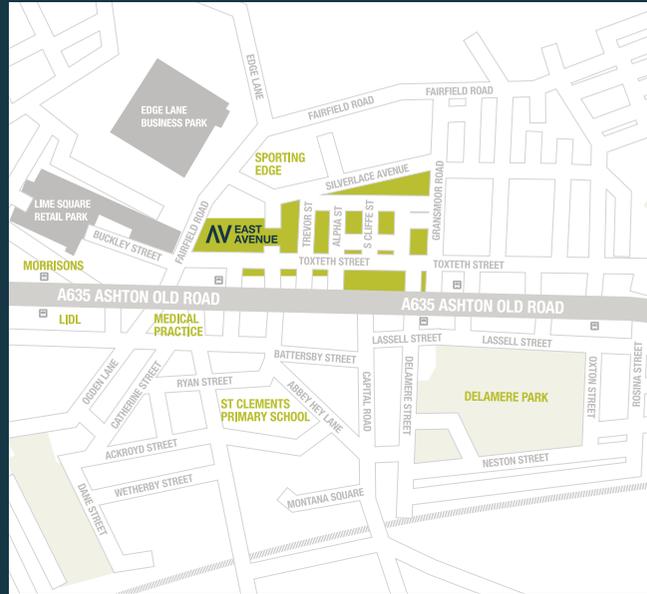
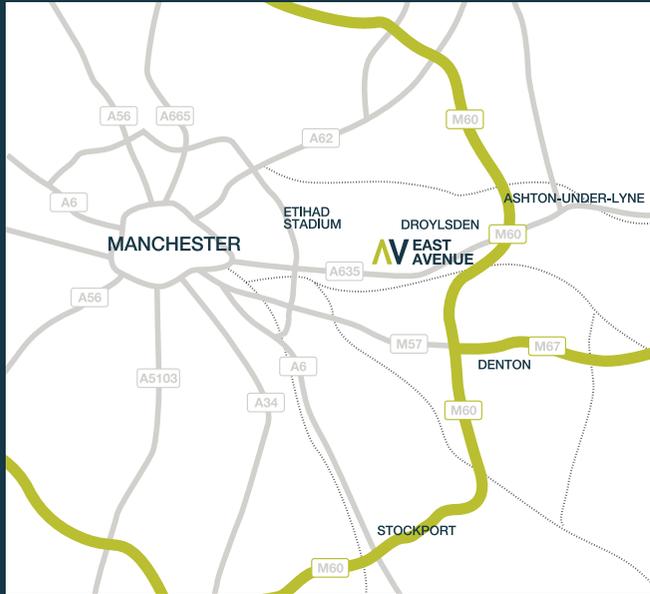
For extra piece of mind, your new home will also have a 10 year warranty provided by the National House-Building Council; NHBC.

As testimony to our dedication in creating homes of distinction, independent research has discovered that an impressive 98% of our customers would recommend us.



Faraday Green show home interior

Axis@The Way show home interior



From Manchester City Centre

Head East along the A635 Ashton Old Road. After 2 miles you will go past Lime Square Retail Park on your left. Continue going straight ahead for a further 350 yards and East Avenue will be on your left.

From the M60 South

Come off at junction 23 of the M60 following signs for Ashton-u-Lyne. Turn right at the junction following signs for Manchester. Stay in the left hand lane and follow signs for Manchester A635, this road then becomes Ashton Old Road A635. Stay on this road for 2 miles until you see Phase Two of East Avenue on your right.

From the M60 North

Come off at junction 23 of the M60 following signs for A635 Ashton-u-Lyne. Stay in the right hand lane and turn right at the T-junction onto Manchester Road. Follow this road which becomes Ashton Old Road A635. Stay on this road for 2 miles until you see Phase Two of East Avenue on your right.

East Avenue

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