

LOVELL
HOMES

PRESENTS



SPINNERS
QUARTER

PENDLETON



SPINNERS QUARTER

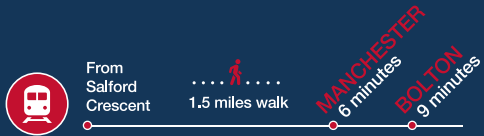
PENDLETON

Spinners Quarter is the next exciting stage in the transformation of Pendleton in the heart of Salford. Offering a superb choice of 2, 3 and 4 bedroom contemporary homes, there is something to suit every taste and budget. So, whether you're a first-time buyer wanting to make your first step onto the property ladder an impressive one or a family looking for more space and a home that has it all, this development is sure to tick every box. And then some.

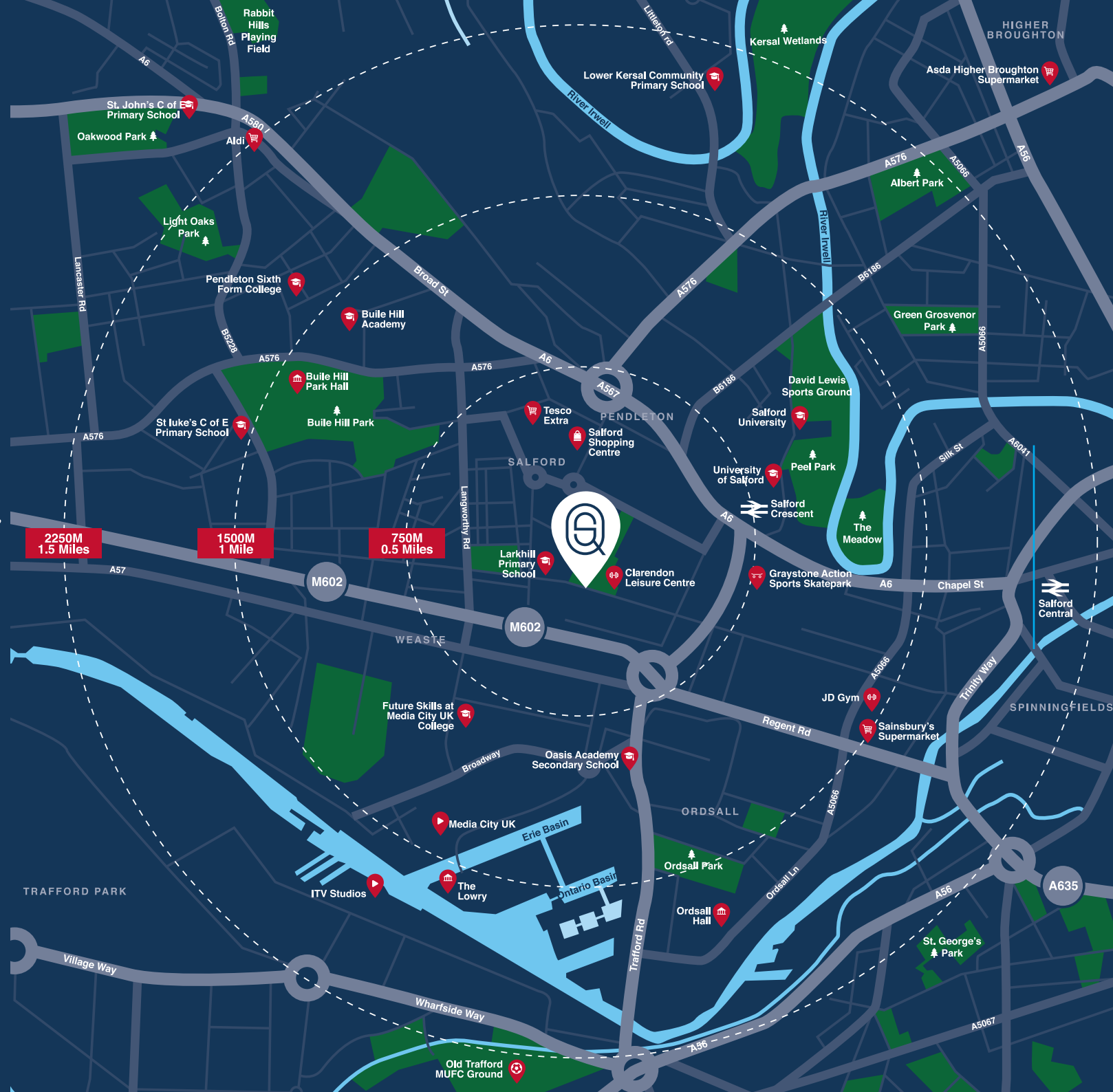
Just as impressive as the homes on offer at Spinners Quarter is its location. Set a short walk from the centre of town, it has a park on either side and a primary school across the road. Just as easily accessible is the waterfront destination of Salford Quays with its big-city-attraction packed into one spectacular square mile.

Ideally Located

Life at Spinners Quarter is anything but dull. In fact, there is so much to see and do on your doorstep, you'll always be spoilt for choice.



Distances and times taken from Google Maps.





**SPINNERS
QUARTER**



The
Specification

To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors, such as Mira and Symphony to name a few.

10-year NHBC warranty
Gas central heating

Kitchen

- Fully fitted Symphony kitchens^
- Stainless steel sink with mixer tap
- Brushed steel oven
- Brushed steel gas hob
- Stainless steel splashback to hob
- Chimney hood
- Integrated fridge freezer
- Integrated dishwasher to 4 beds only

Cloakroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic splash back tiling^

Bathroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic wall tiling^
- Chrome towel rail to 3 & 4 beds only

En-Suite

- White contemporary sanitaryware
- Chrome fittings
- Mira shower
- Ceramic tiling to shower cubicle^
- Ceramic tiling splashback to wash hand basin^
- Chrome towel rail to 4 beds only

Decoration

- White satinwood finish to internal joinery
- White emulsion ceilings and walls
- White finish to internal doors

External Windows and Doors

- Oak front door
- Dark grey UPVC double-glazed windows
- Dark grey UPVC rear door and French doors

External Finishes

- Turf and planting to front garden*
- Timber fencing to rear boundaries*
- Paved patio area to rear*

Lighting

- Chrome downlights to kitchen
- Chrome downlights to bathroom to 3 & 4 beds only
- Chrome downlights to en-suite to 4 beds only
- Pendant light fitting to all other rooms

Electrical

- White sockets and switches
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- Wired chrome door bell

Specification correct at time of print however may change at any time – please speak to Sales Executive for confirmation.
^Choice available subject to build stage. See specific plot plans for extent of tiling to bathroom. *Subject to landscape drawings.



SITE PLAN



**SPINNERS
QUARTER**

PENDLETON



SPINNERS QUARTER

2 bedroom homes:

- Singleton**
Plots. 1, 2, 3, 4, 5, 6, 7, 8, 111, 112, 113, 114,
- Pendleton**
Plots. 43, 44, 45, 46, 47, 60, 61, 62, 90, 91, 92, 93, 122, 123, 124

3 bedroom homes:

- Daley**
Plots. 16, 17, 18, 19, 58, 59, 84, 85, 86, 87, 102, 103, 104, 105, 106, 107, 108, 109, 110, 115, 116, 117, 118, 119, 120, 121, 125, 126, 127
- Lansdown**
Plots. 10, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 49, 50, 55, 56, 73, 74, 75, 78, 79, 80, 94, 95
- Leaside**
Plots. 9, 48, 57
- Donley**
Plots. 11, 12, 13, 14, 15, 22, 23, 24, 25, 63, 64, 65, 66, 81, 82, 83, 96, 97, 98, 99
- Harley**
Plots. 20, 21, 88, 89

4 bedroom homes:

- Osbourne**
Plot. 51, 52, 53, 54, 67, 68, 69, 70, 71, 72, 76, 77
- Lapford**
Plots. 26, 27, 28, 29, 30, 31, 100, 101

- Together housing**
- Sales Arena**

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Any queries should be raised through the conveyancing process in the usual way.

V Visitor Parking



SPINNERS
QUARTER



Singleton

2 Bedroom

Singleton

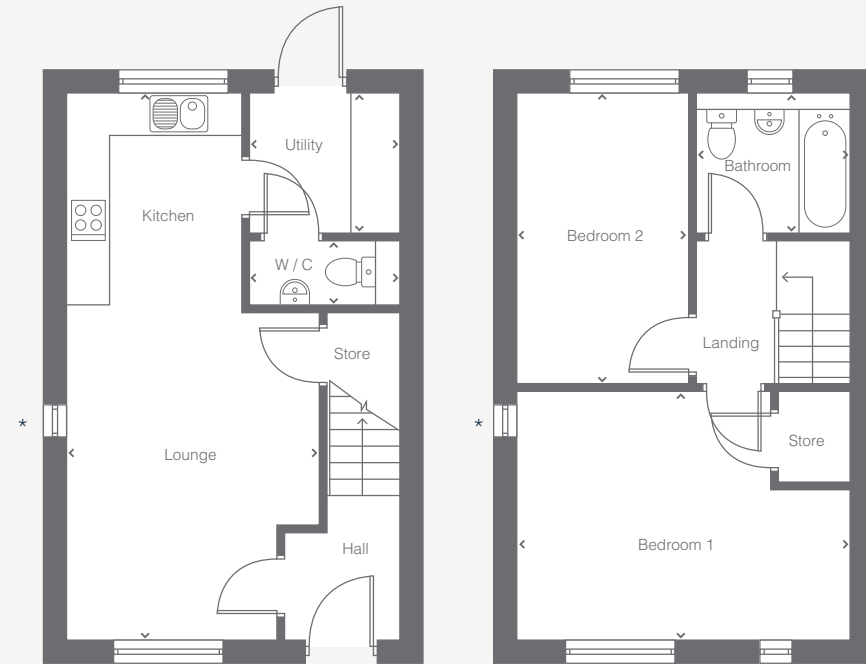
2 Bedroom

Ground Floor

Kitchen / Lounge	3550 x 7590	11'8" x 24'11"
Utility	2040 x 1810	6'8" x 5'11"
WC	2040 x 920	6'8" x 3'0"

First Floor

Bedroom 1	4560 x 3370	14'11" x 11'1"
Bedroom 2	2350 x 4060	7'9" x 13'4"
Bathroom	2050 x 2000	6'9" x 6'7"



Ground Floor

First Floor

* Gable windows to plots 1, 8 and 114

Please note: >
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations. Please refer to construction elevation drawings for confirmation.

LOVELL
HOMES



SPINNERS
QUARTER



Pendleton

2 Bedroom

Pendleton

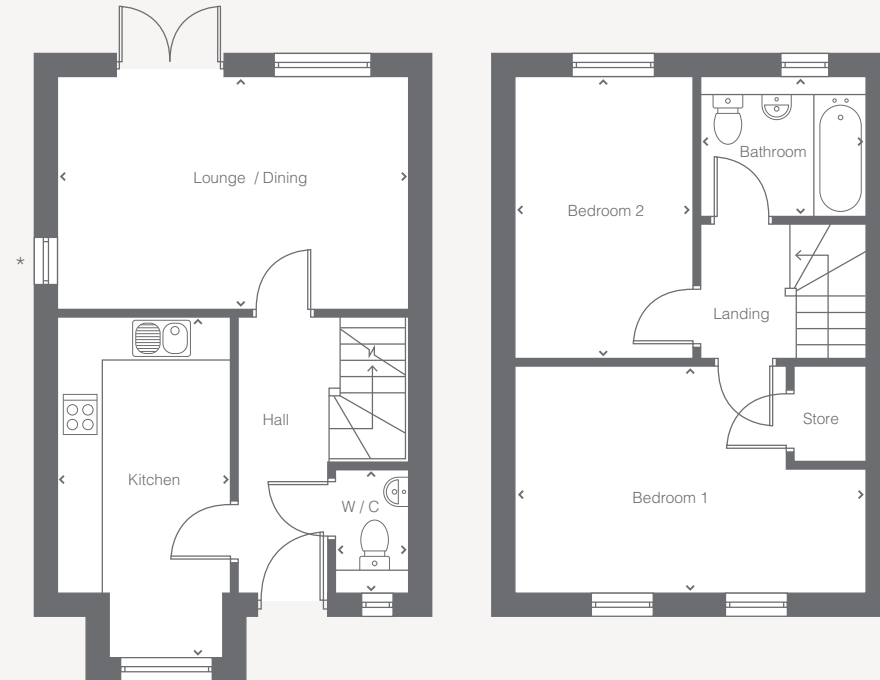
2 Bedroom

Ground Floor

Lounge / Dining	4630 x 3250	15'2" x 10'8"
Kitchen	2360 x 4610	7'9" x 15'2"
WC	900 x 1610	2'11" x 5'3"

First Floor

Bedroom 1	4900 x 3080	16'1" x 10'1"
Bedroom 2	2500 x 3910	8'2" x 12'10"
Bathroom	2290 x 1910	7'6" x 6'3"



Ground Floor

First Floor

* Gable windows to plot 43 only.

Please note: >
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations. Please refer to construction elevation drawings for confirmation.

LOVELL
HOMES



SPINNERS
QUARTER



Daley

3 Bedroom

Daley

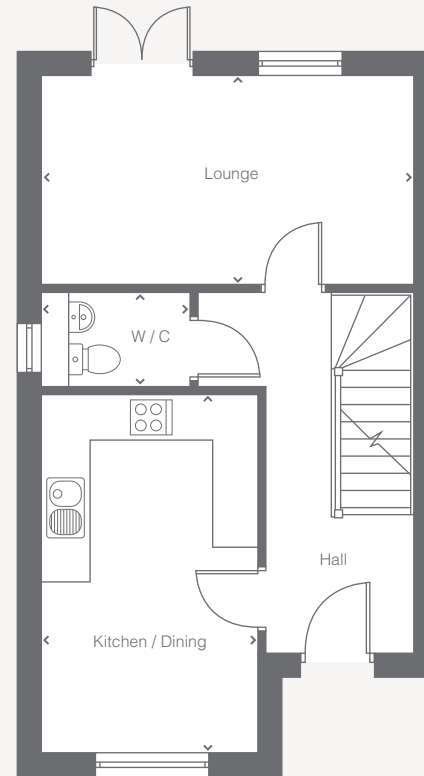
3 Bedroom

Ground Floor

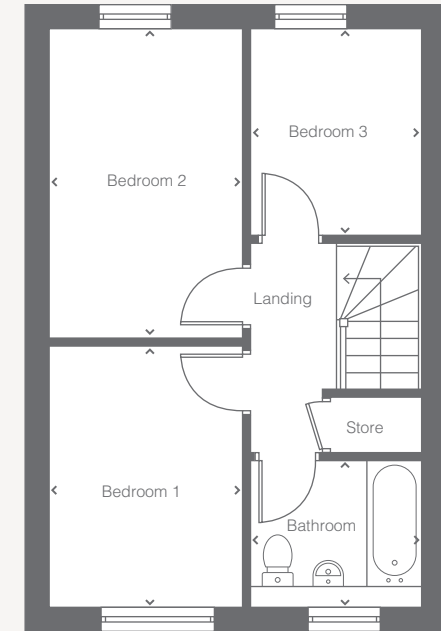
Kitchen / Dining	2790 x 4600 (min)	9'2" x 15'1" (min)
Lounge	4900 x 2790 (min)	16'0" x 9'2" (min)
WC	1880 x 1350 (min)	6'2" x 4'5" (min)

First Floor

Bedroom 1	2500 x 3430 (min)	8'2" x 11'3" (min)
Bedroom 2	2500 x 4120 (min)	8'2" x 13'6" (min)
Bedroom 3	2250 x 2800 (min)	7'4" x 9'2" (min)
Bathroom	2240 x 1850 (min)	7'4" x 6'1" (min)



Ground Floor



First Floor

Please note: >
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations.
Please refer to construction elevation drawings for confirmation.

LOVELL
HOMES



SPINNERS
QUARTER

Leaside

3 Bedroom

Leaside

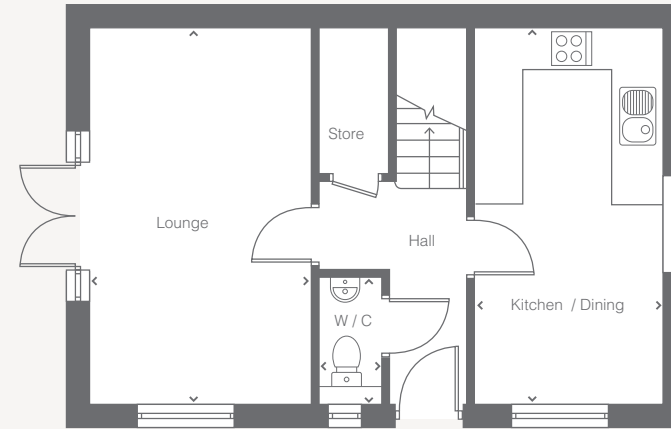
3 Bedroom

Ground Floor

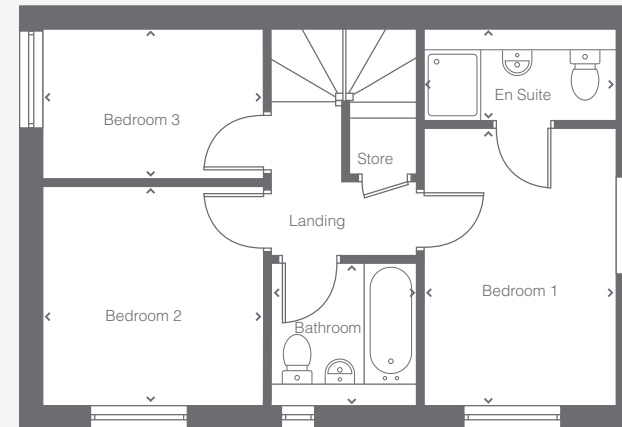
Kitchen / Dining	5190 x 2530	17'0" x 8'4"
Lounge	5190 x 3060	17'0" x 10'1"
WC	870 x 1755	2'10" x 5'9"

First Floor

Bedroom 1	2590 x 3770	8'6" x 12'4"
En suite	2590 x 1260	8'6" x 4'2"
Bedroom 2	3075 x 2990	10'1" x 9'10"
Bedroom 3	3110 x 2100	10'2" x 6'11"
Bathroom	1960 x 1920	6'5" x 6'4"



Ground Floor



First Floor

Please note: >
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations.
Please refer to construction elevation drawings for confirmation.

LOVELL
HOMES



SPINNERS
QUARTER

Donley

3 Bedroom

Donley

3 Bedroom

Ground Floor

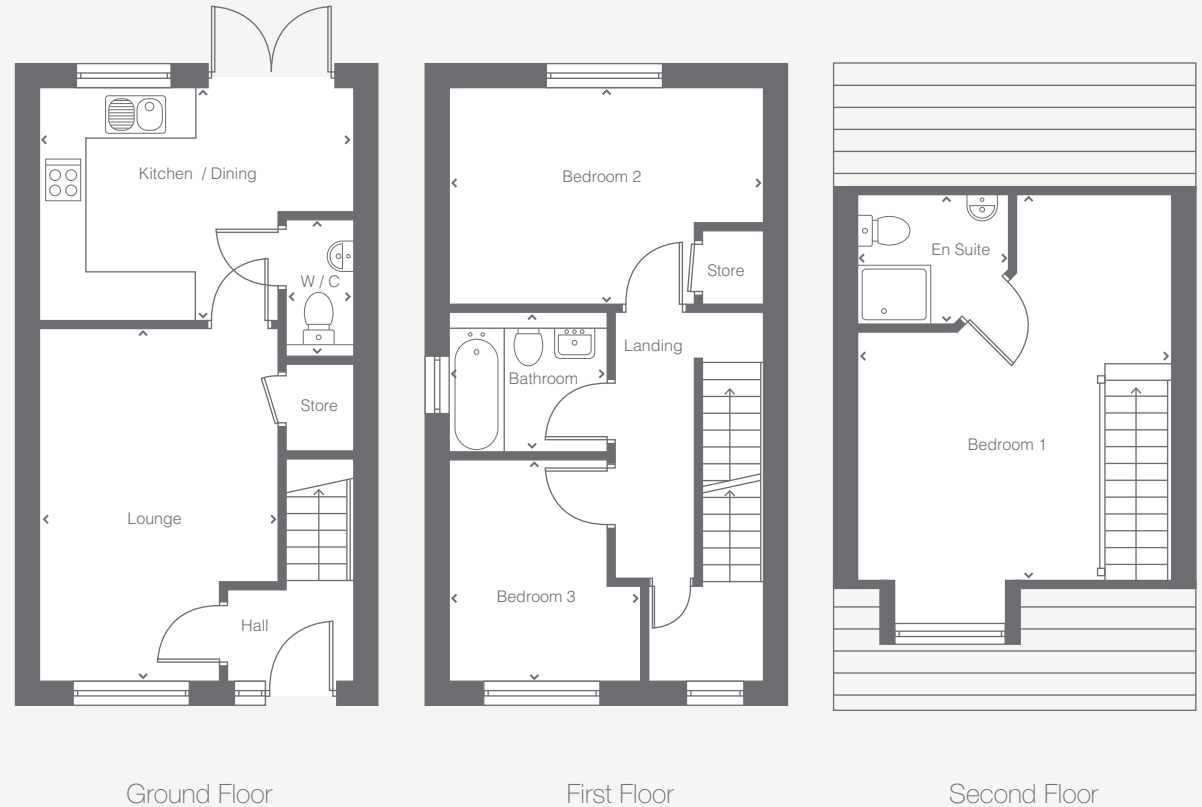
Kitchen / Dining	4150 x 3190 (min)	13'7" x 10'6" (min)
Lounge	3095 x 4660 (min)	10'2" x 15'4" (min)
WC	890 x 1750 (min)	2'11" x 5'9" (min)

First Floor

Bedroom 2	4140 x 2850 (min)	13'7" x 9'4" (min)
Bedroom 3	2050 x 2870 (min)	6'9" x 9'5" (min)
Bathroom	2080 x 1910 (min)	6'9" x 6'3" (min)

Second Floor

Bedroom 1	4140 x 4610 (min)	13'7" x 15'2" (min)
En Suite	1940 x 1710 (min)	6'4" x 5'7" (min)



Please note: ▶
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations. Please refer to construction elevation drawings for confirmation.



SPINNERS
QUARTER



Lansdown

3 Bedroom

Lansdown

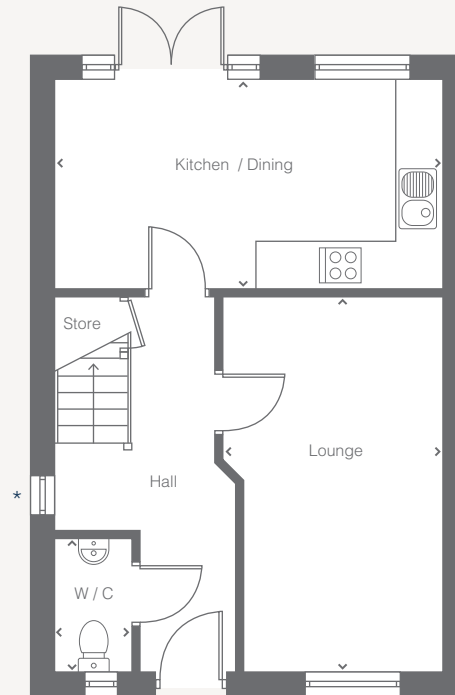
3 Bedroom

Ground Floor

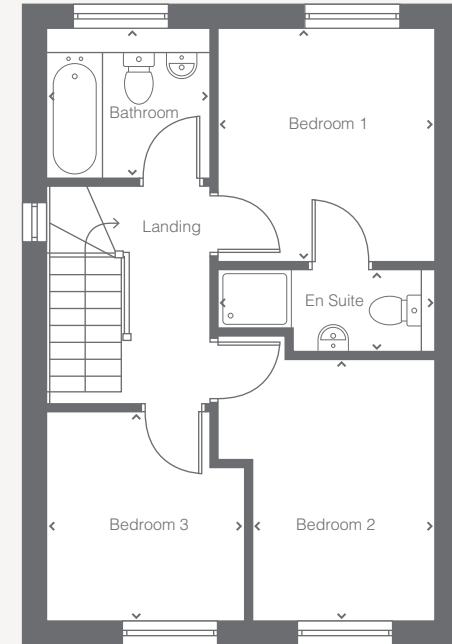
Kitchen / Dining	4975 x 2800 (min)	16'4" x 9'2" (min)
Lounge	2760 x 4950 (min)	8'9" x 16'3" (min)
WC	950 x 1700 (min)	3'1" x 5'7" (min)

First Floor

Bedroom 1	2990 x 3130 (min)	9'6" x 10'3" (min)
En suite	2960 x 1110 (min)	8'9" x 3'7" (min)
Bedroom 2	2530 x 3440 (min)	8'4" x 11'3" (min)
Bedroom 3	2480 x 2660 (min)	8'2" x 8'9" (min)
Bathroom	2010 x 1710 (min)	6'7" x 5'7" (min)



Ground Floor



First Floor

* Gable windows only to plot 37 and 40

Please note: >
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations. Please refer to construction elevation drawings for confirmation.

LOVELL
HOMES



SPINNERS
QUARTER



Osbourne

4 Bedroom

Osbourne

4 Bedroom

Ground Floor

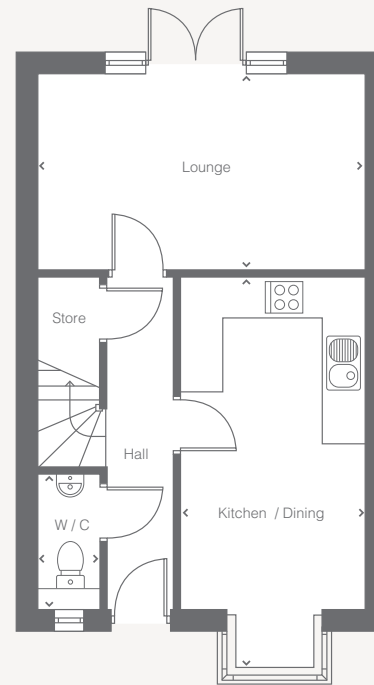
Kitchen / Dining	2540 x 4930	9'6" x 16'2"
Lounge	4780 x 2820	15'8" x 9'3"
WC	790 x 1920	2'7" x 6'4"

First Floor

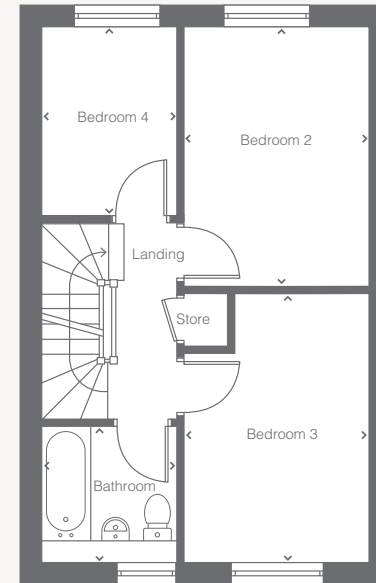
Bedroom 2	2480 x 3950	8'2" x 12'11"
Bedroom 3	2660 x 3820	8'9" x 12'6"
Bedroom 4	2254 x 2863	7'4" x 9'4"
Bathroom	1980 x 1930	6'6" x 6'4"

Second Floor

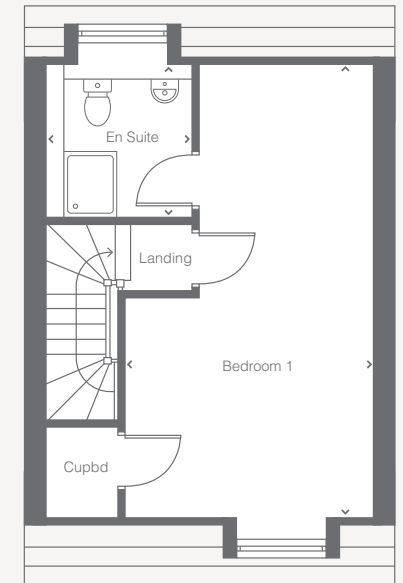
Bedroom 1	3710 x 6800	12'2" x 22'4"
En suite	2040 x 1165	6'8" x 3'10"



Ground Floor



First Floor



Second Floor

Please note: >
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations.
Please refer to construction elevation drawings for confirmation.



SPINNERS
QUARTER



Lapford

4 Bedroom

Lapford

4 Bedroom

Ground Floor

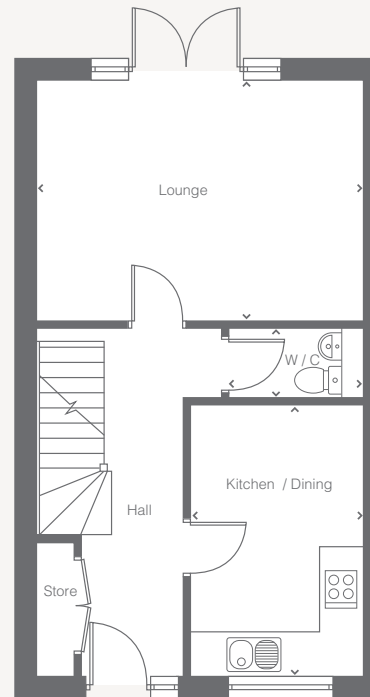
Kitchen / Dining	2560 x 3810	8'5" x 12'6"
Lounge	4900 x 3880	16'1" x 12'9"
WC	1170 x 1970	3'10" x 6'6"

First Floor

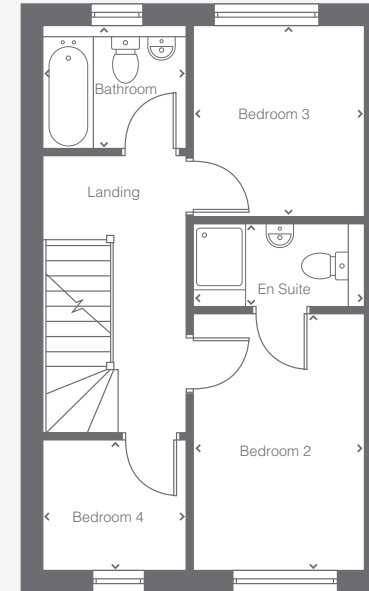
Bedroom 2	2610 x 3810	8'67" x 12'6"
En suite	1200 x 1615	3'11" x 15'4"
Bedroom 3	2615 x 3070	8'7" x 10'1"
Bedroom 4	2185 x 1945	7'2" x 6'5"
Bathroom	1958 x 2185	6'5" x 7'2"

Second Floor

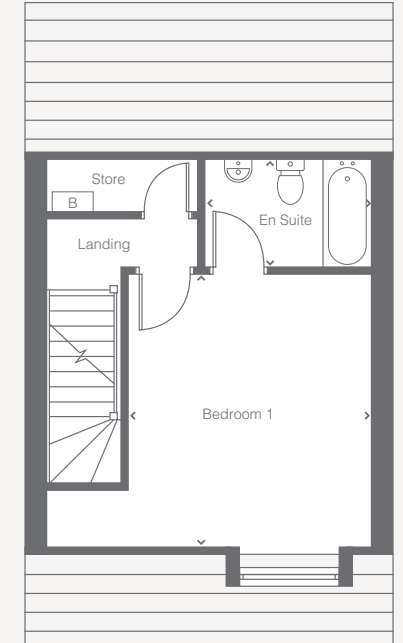
Bedroom 1	3655 x 4900	8'9" x 16'1"
En suite	2470 x 1915	8'1" x 6'3"



Ground Floor



First Floor



Second Floor

Please note: ▶
Denotes points between which measurements are given.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

These are example elevations and there may be variations in block configuration and window sizes/locations. Please refer to construction elevation drawings for confirmation.



**SPINNERS
QUARTER**

Liverpool Street, Pendleton M5 4BJ

T: 0161 516 3253



 @lovell_homes  /lovellhomes

lovell.co.uk

**LOVELL
HOMES**

A **MORGAN SINDALL GROUP** COMPANY