

urbansplash

# Chimney Pot Park

## Salford



**Homes  
for sale or to rent**

Chimney Pot Park is a community of award-winning upside down houses in Salford. The best bits of the classic Victorian terrace re-designed, your very own, very modern Coronation Street.

Homes with parking and private roof terraces. Houses for sale and to rent right by Salford Quays and with direct access by Metrolink to Manchester city centre.

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**www.urbansplash.co.uk/chimneypotpark**



# Chimney Pot Park Langworthy Road Salford M6

Urban Splash has brought the terraced house slap bang up to date at Chimney Pot Park in Langworthy. The best bits have been kept - the size, the shape, the roof, the front door, the streets, but with the help of architects shedkm, the insides are something altogether new.

Urban Splash has literally turned the inside of the terraced house upside-down. Living space and kitchens on the upper floors with the bedrooms downstairs, a new balcony and terrace have been added with secure parking to boot!

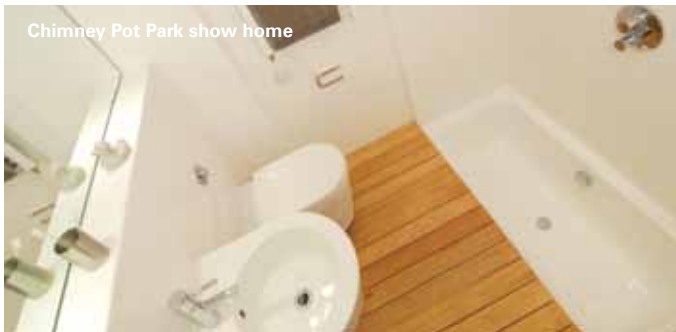
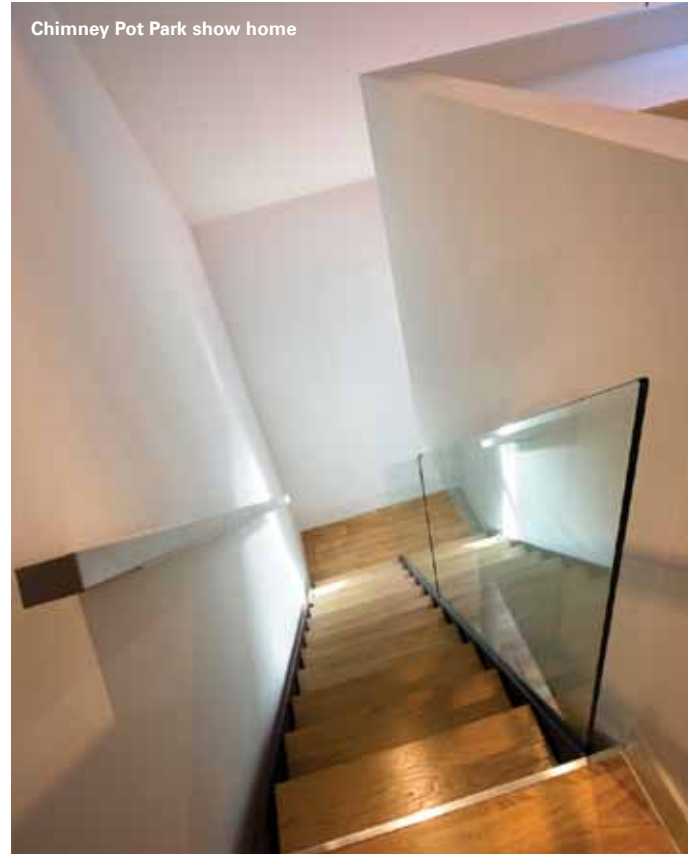
New homes in old houses. Just right.

Houses at Chimney Pot Park are available to purchase in full and through the First Time Buyers' Initiative, or available to rent. The First Time Buyers' Initiative is a scheme designed to help you buy your new home with an affordable mortgage and with government assistance. The great thing about the FTBI compared to the other shared ownership schemes is that you don't have to pay any rent on the government's contribution for the first three years!

## Location

And there's more to Chimney Pot Park too - there's shops around the corner, a Metrolink stop down the road, a park on your door step and Salford Quays, Manchester city centre and Salford city centre just minutes away.

» [Click here to see location map](#)



# Specification

## Finishes, fixtures and fittings

- All internal walls and ceilings are a paint finish
- All units will have washer/dryers included in a designated space
- Windows**
- To the street elevation, the existing windows are replaced with double glazed timber windows with one fixed and one opening window
- Full height glazing is provided to the rear elevation with one fixed window and one sliding window opening onto the rear terrace
- Type A1, A, C1 and C2 have an openable 'chimney' rooflight over the gallery
- The rear bedroom has a full height lightwell window with one fixed and one opening window

## Flooring

- Carpets to the ground floor bedrooms
- Living spaces and first floor kitchens have a pre-finished engineered timber floor

## Kitchens

- Smeg hob with extractor hood
- Stainless steel Smeg electric oven
- Integrated Smeg fridge and freezer
- Stainless steel sink with mixer tap
- Plumbing and space for dishwasher

## Bathrooms

- Prefabricated pod bathroom
- Stainless steel taps and fittings
- WC and basin
- Heated towel radiator
- The bath is sunken in the floor beneath a liftable timber grille shower tray, with shower overhead

## Services

- Central heating flat panel convector heaters powered by a high efficiency gas condensing boiler

## Balconies

- Timber decking

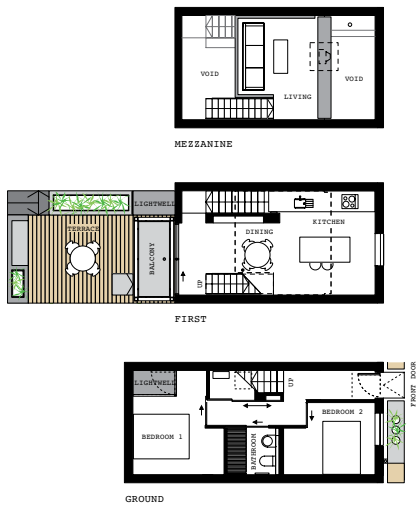


# Site plan

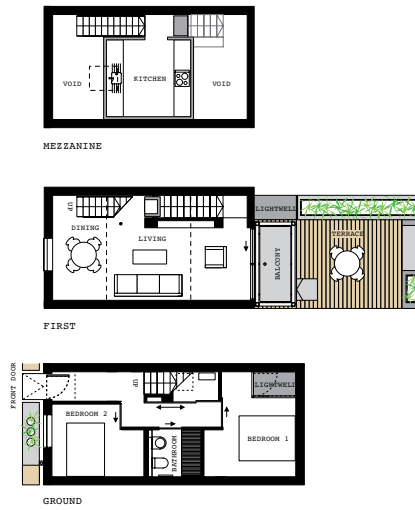


# Floor plans

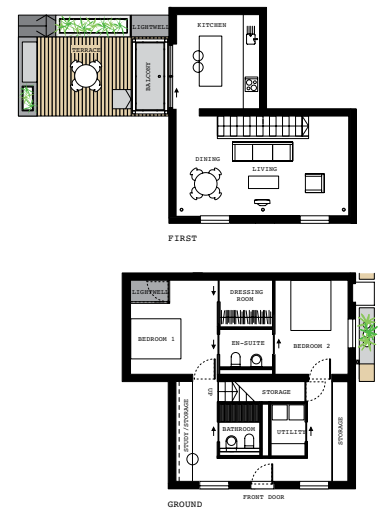
## Type A



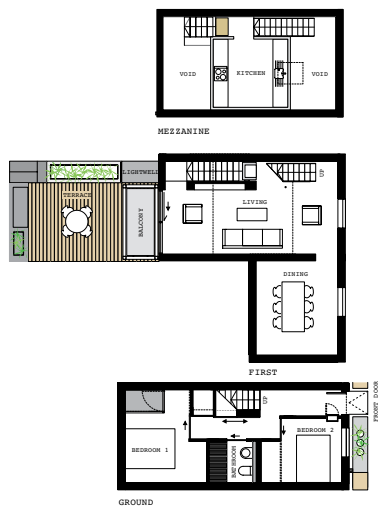
## Type A1



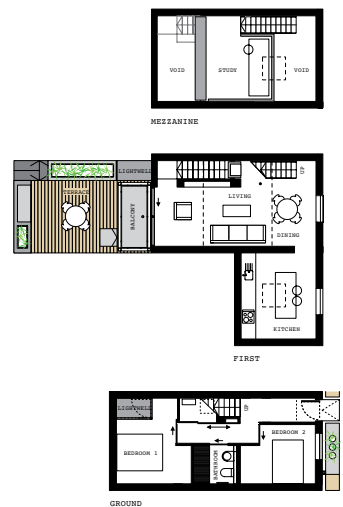
## Type B



## Type C1



## Type C2



DISCLAIMER: These particulars do not form any part of a contract. The information in these particulars was correct at the time of collation. Certain details are subject to change. Plans are not to scale. Images are representative of the space and may not be the actual unit. Please make sure you have the latest price list. For further details contact a member of the sales team.