



# Dalton Fields

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**ANWYL**

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[anwyl.co.uk/dalton](http://anwyl.co.uk/dalton)

# When it comes to *new homes* we think of everything.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice really matters.



## At Anwyl Homes, we know what it's like.

We should do. After all we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features - not to mention personal touches and friendly smiles every step of the way - your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.



# Welcome to the *neighbourhood.*

Dalton Fields is a stylish development of 65 three and four-bedroom homes for couples and families looking for a sustainable and community-oriented lifestyle.

The development sits in popular Chorlton, Manchester, with easy access to public transport, shops and green spaces. Chorlton is known for its thriving community spirit, diverse dining options and strong cultural scene.

Whether you venture into Manchester city centre (just 15 to 20 minutes in the car) or stay closer to home, you'll be spoilt for choice when it comes to food, drink and cultural events. Meanwhile, the highly-rated local schools provide the perfect place for education.



# Dalton Fields, Chorlton





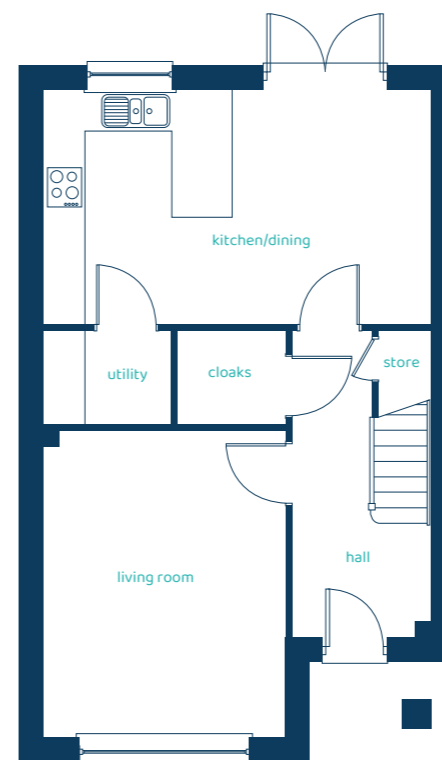
# The Birkdale

## 3 bed semi-detached

The Birkdale is the perfect three-bedroom home, providing plenty of comfortable living spaces.

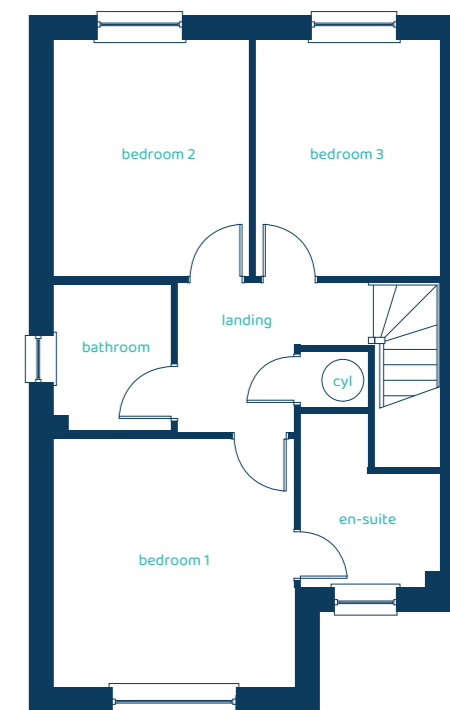


**Ground Floor Plan**



Room	Metric	Imperial
Kitchen/Dining	5.65m x 3.41m	18'6" x 11'2"
Living Room	3.51m x 4.47m	11'6" x 14'8"
Utility	1.85m x 1.35m	6'1" x 4'5"
Cloaks	1.57m x 1.35m	5'2" x 4'5"

**First Floor Plan**



Room	Metric	Imperial
Bedroom 1	3.51m x 3.62m	11'6" x 11'11"
En-suite	2.04m x 2.53m	6'8" x 8'3"
Bedroom 2	2.86m x 3.46m	9'5" x 11'4"
Bedroom 3	2.69m x 3.46m	8'10" x 11'4"
Bathroom	1.71m x 2.15m	5'7" x 7'1"

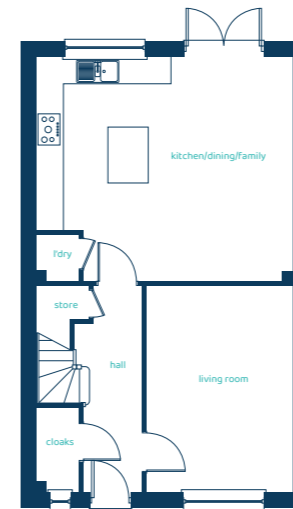
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Predicted EPC rating

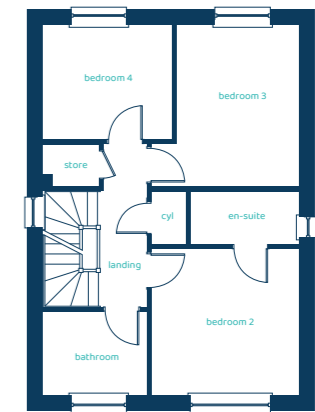


### Ground Floor Plan



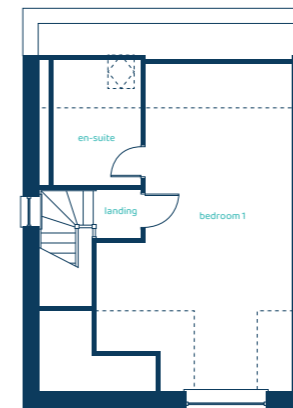
Room	Metric	Imperial
Kitchen/Dining/Family	5.76m x 5.03m	18'11" x 16'6"
Living Room	3.25m x 4.63m	10'8" x 15'2"
Cloaks	0.95m x 1.88m	3'1" x 6'2"
Laundry	0.95m x 1.03m	3'1" x 3'5"

### First Floor Plan



Room	Metric	Imperial
Bedroom 2	3.33m x 3.29m	10'11" x 10'10"
En-suite 2	2.44m x 1.20m	8'0" x 3'11"
Bedroom 3	3.33m x 3.67m	10'11" x 12'1"
Bedroom 4	2.93m x 2.60m	9'7" x 8'6"
Bathroom	2.34m x 1.88m	7'8" x 6'2"

### Second Floor Plan



Room	Metric	Imperial
Bedroom 1	4.43m x 7.44m	14'7" x 24'5"
En-suite 1	2.00m x 2.85m	6'7" x 9'4"

# The Cartmel

4 bed detached or semi detached

Four bedrooms and plenty of stylish living space make it easy to love this detached or semi-detached home.



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Predicted EPC rating



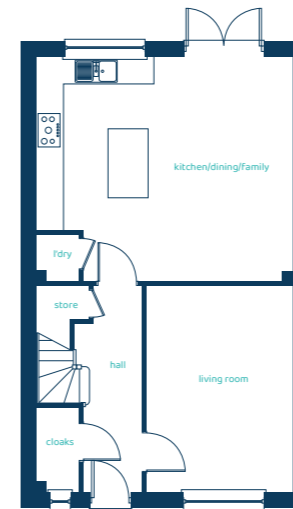
# The Cheltenham

4 bed detached

A stylish detached home featuring traditional features and modern, open-plan living spaces.

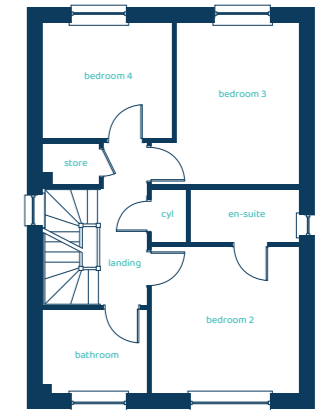


## Ground Floor Plan



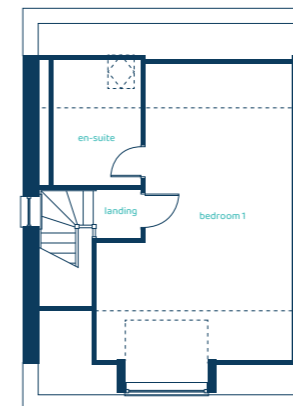
Room	Metric	Imperial
Kitchen/Dining/Family	5.76m x 5.03m	18'11" x 16'6"
Living Room	3.25m x 4.63m	10'8" x 15'2"
Cloaks	0.95m x 1.88m	3'1" x 6'2"
Laundry	0.95m x 1.03m	3'1" x 3'5"

## First Floor Plan



Room	Metric	Imperial
Bedroom 2	3.33m x 3.29m	10'11" x 10'10"
En-suite 2	2.44m x 1.20m	8'0" x 3'11"
Bedroom 3	3.33m x 3.65m	10'11" x 12'0"
Bedroom 4	2.93m x 2.60m	9'7" x 8'6"
Bathroom	2.34m x 1.88m	7'8" x 6'2"

## Second Floor Plan



Room	Metric	Imperial
Bedroom 1	4.43m x 7.27m	14'7" x 23'10"
En-suite 1	2.00m x 2.85m	6'7" x 9'4"

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Predicted EPC rating



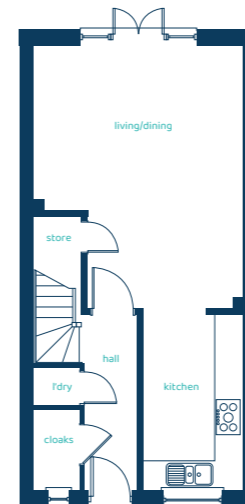
# The Euxton

4 bed semi-detached

With its blend of traditional styling and modern, open-plan living, The Euxton is a welcoming place to come home to.

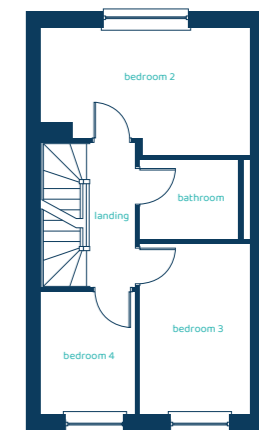


## Ground Floor Plan



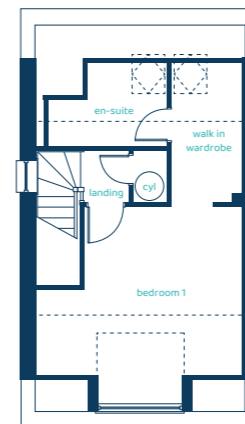
Room	Metric	Imperial
Kitchen	2.09m x 3.70m	6'11" x 12'2"
Living/Dining	4.45m x 5.58m	14'7" x 18'4"
Cloaks	0.97m x 1.70m	3'2" x 5'7"
Laundry	0.97m x 0.80m	3'2" x 2'8"

## First Floor Plan



Room	Metric	Imperial
Bedroom 2	4.45m x 2.72m	14'7" x 8'11"
Bedroom 3	2.35m x 3.62m	7'9" x 11'11"
Bedroom 4	2.00m x 2.60m	6'7" x 8'6"
Bathroom	2.12m x 1.71m	6'11" x 5'7"

## Second Floor Plan



Room	Metric	Imperial
Bedroom 1	4.41m x 4.14m	14'6" x 13'7"
En-suite	2.56m x 1.79m	8'5" x 5'10"
Dressing Area	1.51m x 3.10m	5'0" x 10'2"

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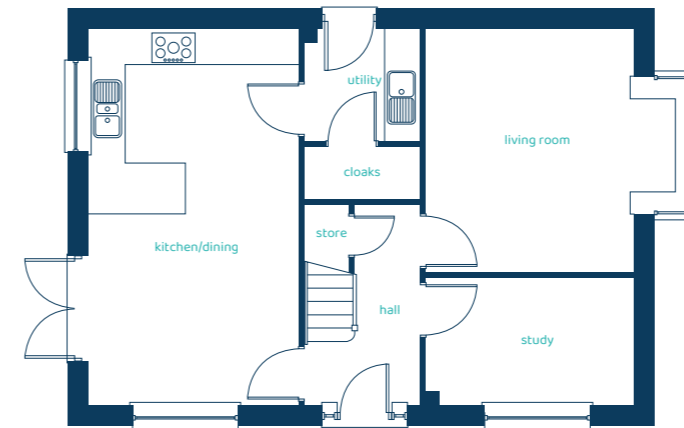


Predicted EPC rating



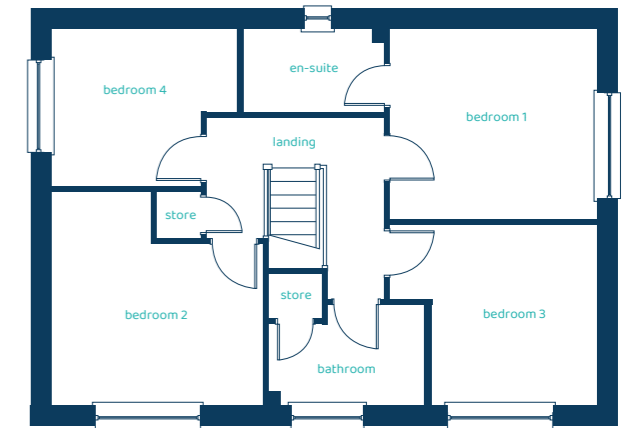


**Ground Floor Plan**



Room	Metric	Imperial
Kitchen/Dining	3.57m x 6.43m	11'9" x 21'1"
Living Room	4.33m x 4.18m	14'2" x 13'9"
Utility	1.95m x 1.90m	6'5" x 6'3"
Cloaks	1.95m x 0.92m	6'5" x 3'0"
Study	3.54m x 2.16m	11'7" x 7'1"

**First Floor Plan**



Room	Metric	Imperial
Bedroom 1	3.55m x 3.25m	11' 8" x 10'8"
En-suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.63m x 3.65m	11'11" x 12'0"
Bedroom 3	3.55m x 3.09m	11'8" x 10'2"
Bedroom 4	3.17m x 2.69m	10'5" x 8'10"
Bathroom	2.70m x 1.71m	8' 10" x 5'7"

# The Evesham

4 bed detached

Superb design and plenty of space make this four bedroom home fantastic for families.



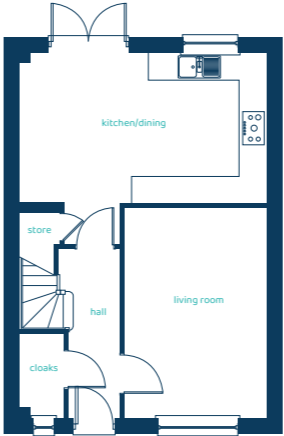
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Predicted EPC rating

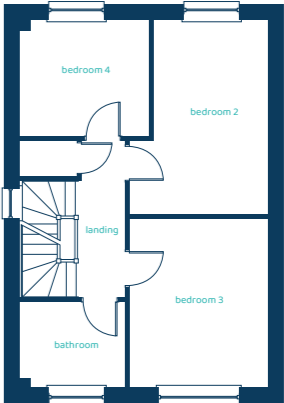


**Ground Floor Plan**



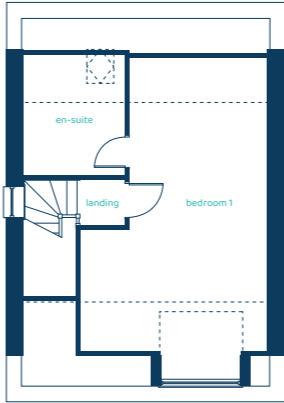
Room	Metric	Imperial
Kitchen/Dining	5.54m x 3.37m	18'2" x 11'1"
Living Room	3.18m x 4.71m	10'5" x 15'6"
Cloaks	0.97m x 1.90m	3'2" x 6'3"

**First Floor Plan**



Room	Metric	Imperial
Bedroom 2	3.11m x 4.35m	10'3" x 14'3"
Bedroom 3	3.10m x 3.79m	10'2" x 12'5"
Bedroom 4	2.89m x 2.60m	9'6" x 8'6"
Bathroom	2.34m x 1.90m	7'8" x 6'3"

**Second Floor Plan**



Room	Metric	Imperial
Bedroom 1	4.21m x 7.16m	13'10" x 23'6"
En-suite	2.30m x 2.72m	7'7" x 8'11"

# The Huxley

4 bed detached or semi-detached

Superb design and plenty of space make this four-bedroom detached or semi-detached home fantastic for families.

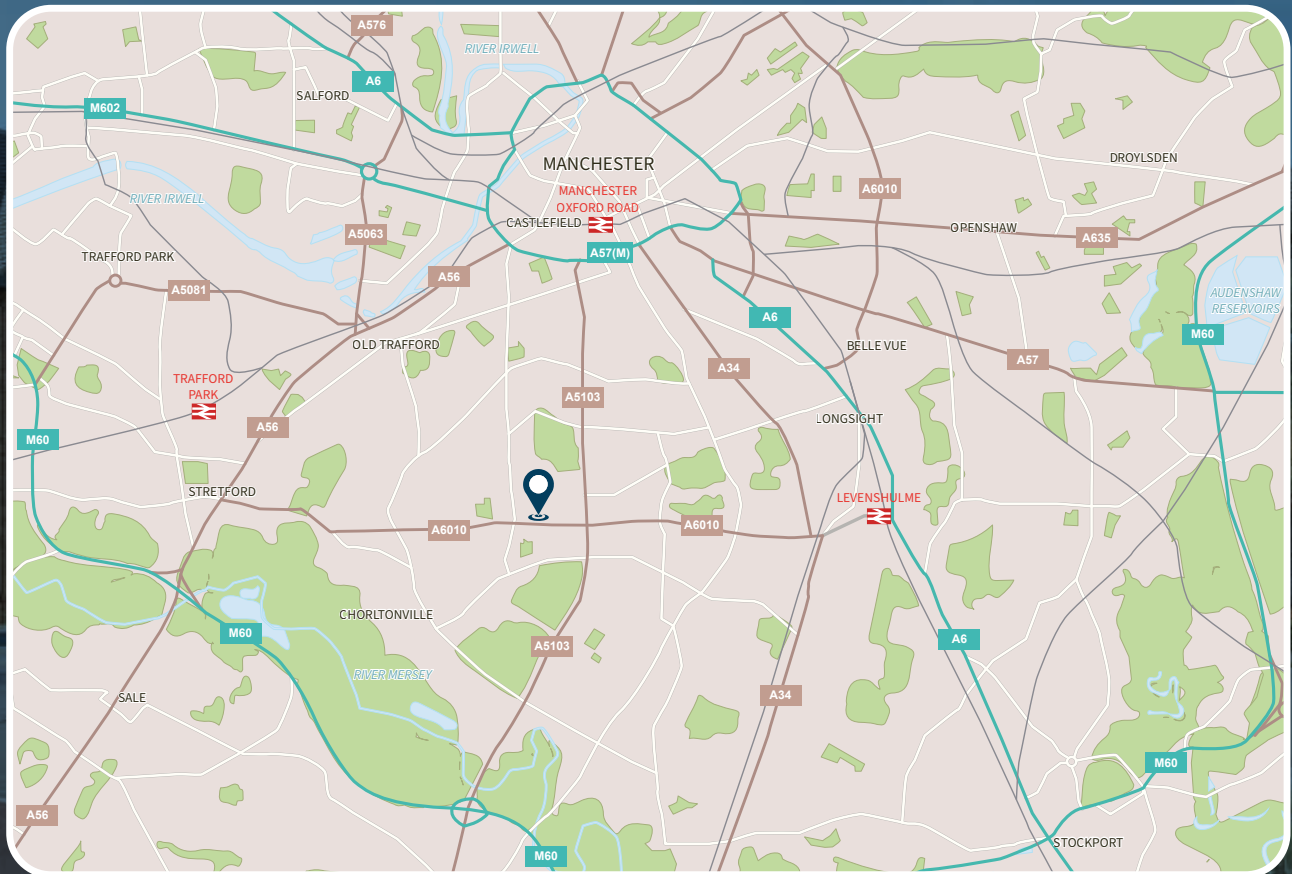


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Predicted EPC rating

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# ANWYL

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