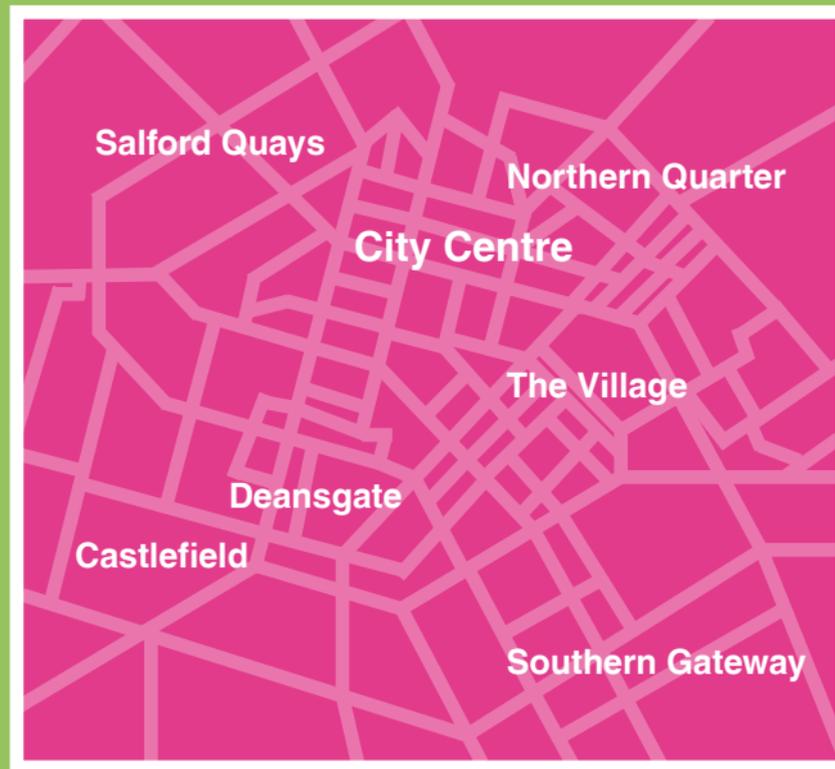
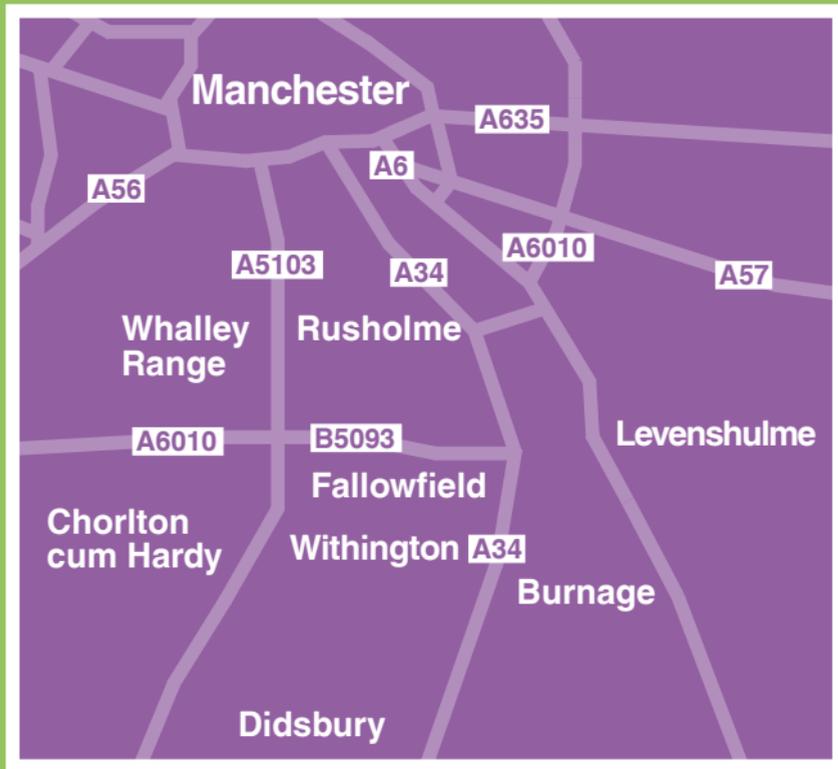


homes4u™ for all your property needs



A Guide to Living in Manchester



Foreward

Foreward

The aim of this guide is to provide an overview of Manchester and to give you some ideas to help you co-ordinate your research and priorities. I hope that you do find this guide useful, and that you will contact us if you would like any more information or advice.

Good Luck!



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About homes4u

homes4u isn't just another estate agent - anything but. It's important to us that home moving is made easier for you.

About homes4u

Services

We keep our high-quality property services at the core of what we do: property sales, professional & student rentals, property management, mortgage advice and new developments. Our relaxed cafe-style branches mean that you can get the best property advice, or browse the internet for free, whilst enjoying a coffee and bite to eat.



About homes4u

Rentals

As Manchester's leading letting agent, homes4u offers the widest range of rental accommodation for both professionals and students. We have a dedicated rentals team and, as with all of our services, we aim to make the process run as smoothly as possible for all parties.



Property Management

Our dedicated Property Management Department is based in Withington, and has over 18 years of experience in managing property in Manchester.

The Property Management team comprises highly skilled property managers / accountants and letting agents who ensure

that all properties registered are looked after to the highest standards. The service is enhanced by first- hand knowledge of the needs and expectations of prospective tenants, whether they are professionals, families or students.

About homes4u

Sales

Our key focus is to match clients to their ideal property and provide every service associated with buying their home. We specialise in residential property in Central and South Manchester, including off-plan and recently completed new developments, stylish apartments and houses of every size and type.

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About homes4u

Coffee Lounges

With a full range of fair trade coffee choices, there are also great sandwiches, salads and baguettes, with a range of pastries and cakes to eat in or take-away. Hot soups, jacket potatoes and paninis warm up a winter's day whilst iced coffees, frappes and chilled fruit salads offer a taste of summer.



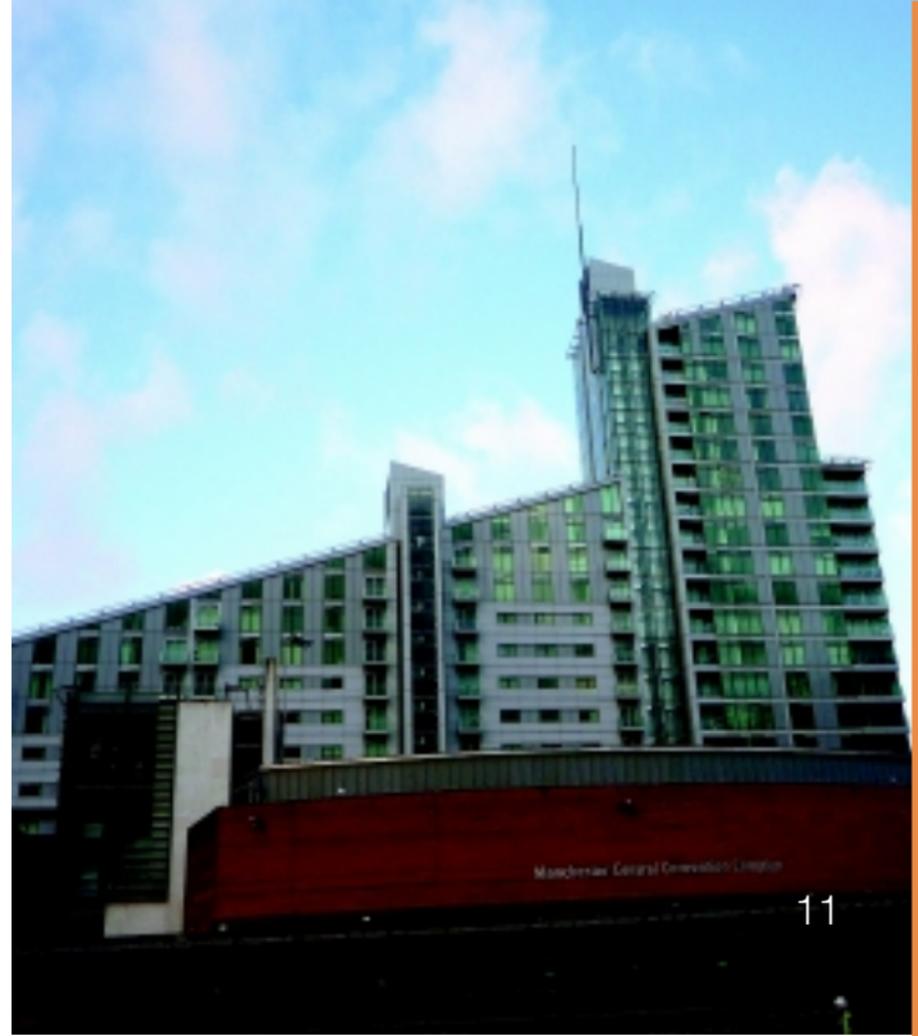
Why Manchester?

Manchester has become the leading Northern City, creating an innovative and exciting identity of its own.

Why Manchester?

Business

The North-West has experienced economic growth over the last few years, generated in main by rapid business development and extensive investment, particularly in the public, service and knowledge based sectors, as well as continued success in the manufacturing industry.



Why Manchester?

Culture

The cultural scene is of major significance to the innovative identity of Manchester. It's the ultimate 24 hour city, with theatres, museums, galleries, exhibitions, entertainment complexes, café culture, bars, clubs and restaurants, concerts, music and cultural festivals and the MEN arena.

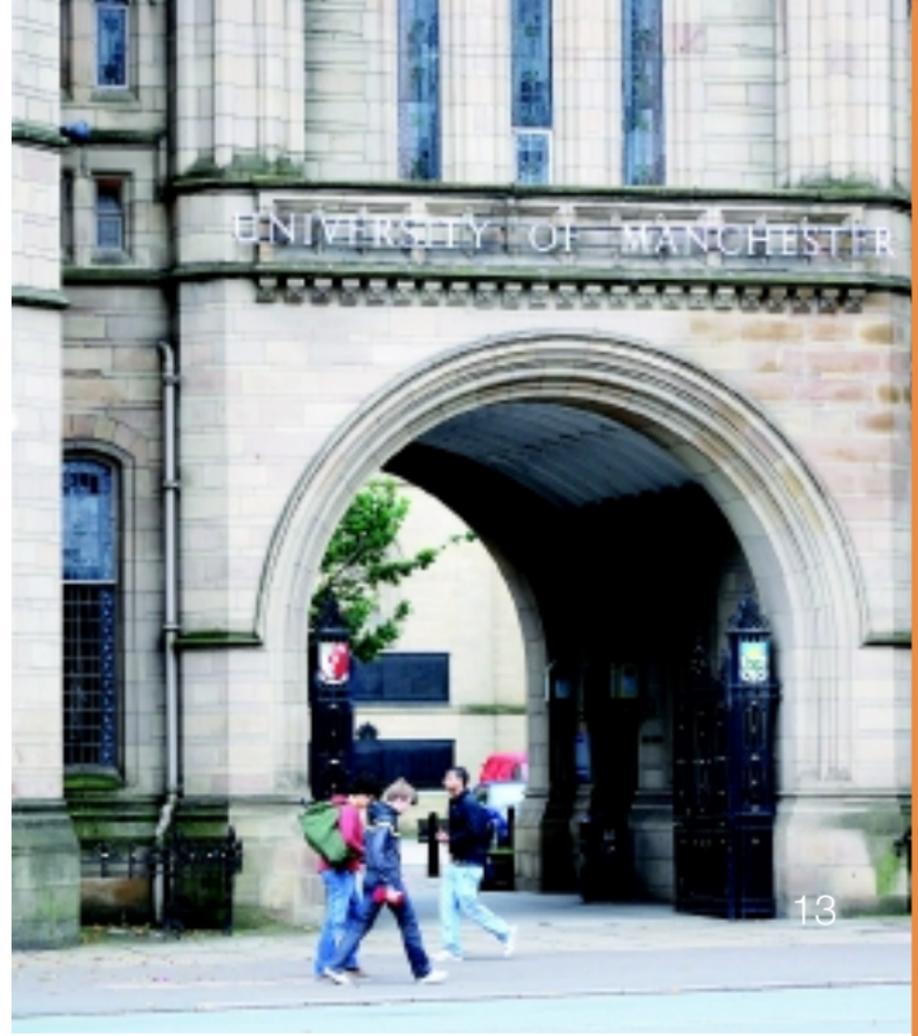
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Why Manchester?

Education

The University of Manchester (including Manchester Business School and the former UMIST), Manchester Metropolitan University, Royal Northern College of Music and notable secondary schools like Manchester Grammar School and Withington High School for Girls means that Manchester has a reputation of academic success.



Why Manchester?

People

A diverse, multicultural population creates a cultural identity unique to Manchester. A vibrant city, combining the cosmopolitan vibe of more southern cities with the warmth and friendly approach of the north.



Why Manchester?

Retail

The opening of Harrods and Selfridges in the City Centre are examples of Manchester's exciting retail experience, not to mention the chic designer boutiques, bohemian and quirky shops, designer discount outlets, major high street chains, the architecturally notorious Arndale Centre, upmarket department stores and the Trafford Centre!



Why Manchester?

Sport

Manchester hosted the 2002 Commonwealth Games, widely hailed a success, and attributed in part to London's successful bid for the Olympic games. Also home to Manchester Aquatics Centre, Man Utd and Man City football clubs, Velodrome Cycling Centre, National Squash Centre, water centres and the Chill "Ski" Factor.

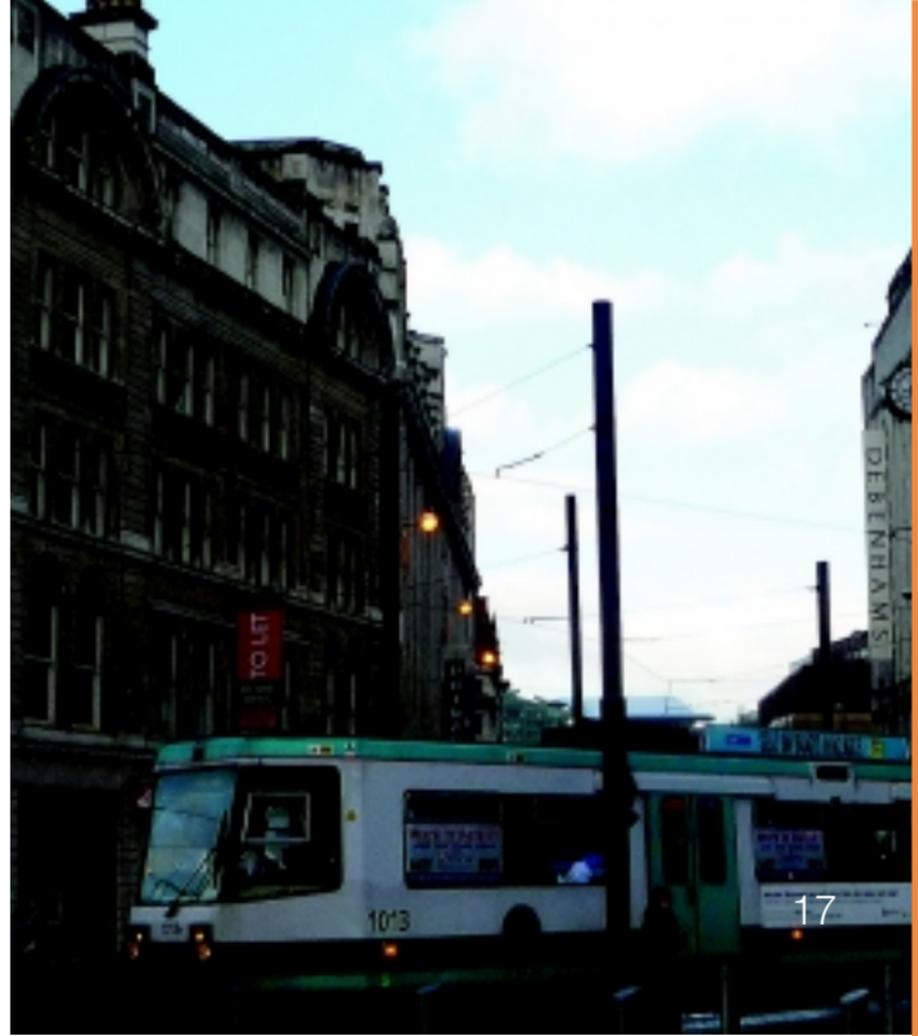
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Why Manchester?

Transport

Manchester has an excellent transport structure, with numerous means of getting in and around the region. The road network is vast, the Oxford Road corridor is the busiest bus route in Europe, the Metro tram network covers 37km of track, there are two mainline railway stations in the Centre alone, and a world-class airport 15 minutes from the city.



Where In The City?

If you're looking for a stylish pad, the city has something to offer everyone.

Where In Manchester?

City Living

If you are relocating with your family, you may naturally think to concentrate your property search on the suburbs. But don't discount the city centre or the immediate outskirts.

The appeal of city living isn't just confined to a few demographic groups i.e. the young,

free and single. Families are demanding their right to enjoy living in the City as much as their single counterparts and are taking advantage of the improved services out there to support family life.

Spinningfields
offers stylish
apartments
as well as popular
bars and
restaurants



Business District

A recent area for the City which has sprung up with the Spinningfields development, built through the partnership of Manchester City Council and Allied London. This scheme won the Regeneration Prize at the 2005 Property Awards, and is part of the programme to enhance Manchester's position in the global market, involving

offices, shops, restaurants and hotels, and as a result many, many new jobs. In addition the project involves the creation of many new homes. Civic and public space, with pedestrian walk-ways, squares and parks, has been given great significance in the planning.

Castlefield

A chilled out area located on the basin of the Bridgewater Canal, which offers waterside living just on the edge of the City. Here there is a mix of conversions, older developments and the cutting edge buildings such as Urban Splash's Boxworks. Castlefield was named Britain's first Urban Heritage site in 1982. The rich history of the area can be

seen in the ruins of the Roman Fort which formed its foundations, in the canal network and viaducts, and in detail at the Museum of Science and Industry. Castlefield also has a rich past of live music and entertainment, which today centres around the Outdoor Arena and the areas renowned bars.



Here there is a mix of conversions, older developments and the cutting edge buildings such as Urban Splash's Boxworks.

Deansgate also includes 'The Locks', as well as its own commuter train station



Deansgate

Considered by many to be the exclusive part of town, home to Kendal's, Harvey Nichols & Selfridges, it has also seen some of the most prestigious development of recent years in residential terms. Deansgate No.1, The Edge, The Bridge and St Georges Church have all become sought after locations for International Footballers, designers and

executives from across the North.

Deansgate has the most notable boutiques, restaurants and bars. The Cosmopolitan vibe has been increased by the creation of the Triangle, with its outdoor big screen and trendy shops, and the nearby Printworks.

Northern Quarter

An up-an-coming part of the City, the Northern Quarter has a reputation as the 'alternative' area, with many galleries, craft centres, health food shops and organic cafes. It is place to go for a distinctive tattoo, or exquisite fabrics & furnishings from around the world. It has a welcoming atmosphere, and is home to the local

markets, for the best in fresh produce. As the home of Manchester's textile industry, the standard for arts and crafts is high, and the street art & sculpture is fantastic. In this part of town, the trend is towards conversions, and new-build which fits into the existing structure.



An up-an-coming part of the City, the Northern Quarter has a reputation as the 'alternative' area.

Southern Gateway:
named as the start
of the city from the
South, welcoming
by day and night



Southern Gateway

Some of the most prestigious developments are located within the vicinity of Deansgate - No. 1, The Edge, The Bridge, St Georges Church, St. Mary's Parsonage, Beetham Tower and Great Northern Tower, are all sought after locations for International Footballers, designers and executives from

across the North. Deansgate has the most notable boutiques, restaurants and bars. The Cosmopolitan vibe has been increased by the creation of the Triangle, with its outdoor big screen and trendy shops, and the nearby Printworks.

The Village

A central part of town with a very vibrant atmosphere centring around the renowned Canal Street and spreading into China Town, where fantastic restaurants, traditional bakeries and grocers as well as Oriental Galleries add to the local colour and create a strong sense of a welcoming community. Many of the earlier City Centre apartments

can be found in this part of town, with spacious rooms, high ceilings and a real mix of residents, young and old. Buildings such as Regency House still retain their prestige and character amongst the many newer developments. A key area for experiencing Manchester's vibrant and eclectic nightlife.



The Village: The famous China Town arch symbolises the eclectic mix and history of the area

Recently developed as a residential and business area on the docks of the Manchester Ship Canal, with superb views and direct links to the city.

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Salford Quays

Recently developed as a residential and business area on the docks of the Manchester Ship Canal, with superb views and direct links to the city via the Metro. This area has grown with the opening of the Lowry Centre- a stunning theatre and gallery complex, and with the architecturally magnificent Imperial War Museum.

In addition shopping, restaurant and office facilities have added to the infrastructure. 'Media City' is part of the Salford Quays regeneration, and has added to the popularity of the area, as has the fact that it is in walking distance of Old Trafford and the Manchester United grounds.

Outskirts

Many young professionals seek the city life, but without the price tag, and this, along with government and business investment, has led to the development and increased popularity of the outskirt areas. Hulme has changed dramatically over the last ten years, and now enjoys many amenities and offers a great range of new-build, city centre style

apartments, less than a mile from the centre. Similarly, areas to the North of the City such as Trinity Riverside, Cheetham Hill and Ancoats have undergone massive re-development, which continues.



Outskirts: Being less built-up, outskirts areas often offer greater outdoor space

Where In The Suburbs

There are so many different areas, it would be impossible to cover them all, but here's an overview of some of the suburbs.

Where In Manchester?

In The Suburbs

In the same way people assume City Life is for the young & single, you may think that the suburbs are for those who are ready to settle down. And there's no doubt Manchester's suburbs offer great schools, parks and facilities, and are ideal for families. However, the great nightlife and social scene should not be overlooked.

With out-of-town nightclubs, numerous café bars and restaurants, many of the suburbs are night out destinations in their own right.

Burnage

Bordering Withington, Didsbury and Levenshulme, Burnage is fed by the A34 from the City and out into Macclesfield and beyond, as so is a very popular area for commuters looking for a residential family area. It has benefited from the rise of Didsbury and Withington and has formed an ideal overflow for those on a slightly lower

budget. The area has its own train station, and is made up of mainly semi-detached closes, with a natural border formed by the local parks. There are several schools in the area, and with most houses having gardens, it is ideal for those with children.



Burnage is a very popular area for commuters looking for a residential family area

The artery of the area, Stockport Road, has a strong Asian influence with many different shops, cafés and restaurants adding local spice.



Levenshulme

Three miles south-east of the centre, this is the most recent of the up and coming areas. Benefiting from a main-line rail link to the city, it is ideal for commuting to Manchester, Stockport or further out. The artery of the area, Stockport Road, has a strong Asian influence with many different shops, cafés and restaurants adding local spice.

There are many spacious properties in the area, large terraces and semi's. The area has several parks, and an active community spirit, as can be seen at the annual Levenshulme Village Festival, a very popular event.

Chorlton cum Hardy

Here there is a great variety in property, and there has been increased development of modern housing and city-style apartments. One of the larger suburbs, Chorlton boasts its own 'town' centre, and has several large supermarkets as well as leisure centre, library, and wildfowl park. There is an original vibe to the cafés, bars and restaurants here,

and is a popular destination for a stylish night-out. There are many shops offering something different, from bespoke stained glass to traditional kitchenware. Chorltonville is an exclusive part of the area, with lovely houses set in leafy green surrounds. The whole area retains a country-community feel and is a popular place to live.



The whole area retains a country-community feel and is a popular place to live.

Didsbury as a whole has a lively social scene, a real mix of residents, and something for everyone.



Didsbury

The most sought-after and prestigious of the South Manchester suburbs (often contested by Chorlton!) Didsbury is made up of three quite different parts. Didsbury Village is arguably the most desirable. Over in West Didsbury, the social vibe is more alternative, chic and relaxed. East Didsbury is slightly more residential, with many Hartley-semis.

Didsbury as a whole has a lively social scene, a real mix of residents, and something for everyone. It is not cheap to buy or to rent, it is one of the most expensive areas in Manchester.

Fallowfield

Now a very “studenty” suburb, Fallowfield also boasts spacious property and a mix of old and new. Recent years have seen the opening of Sainsburys, and many new bars catering for the demand for a night-life.

Whilst many of the large Victorian terraces are now 5 to 10 bedroom student homes, there is still a strong community in the area,

and a good mix of old and young. Ladybarn, which is really a separate area, is now widely considered as part of Fallowfield. This is a more residential part, with good amenities, large park and more semi-detached homes in a quieter setting. Mauldeth Road Station provides rail access into the City, but it is only a short journey on the 24-7 bus service.



Now a very
“studenty” suburb,
Fallowfield also
boasts spacious
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new.

Rusholme has experienced a massive increase in property value over the last five years, and as a result is becoming more residential everyday.



Rusholme

Not an area that would traditionally be classed as a suburb, Rusholme has experienced a massive increase in property value over the last five years, and as a result is becoming more residential everyday.

Rusholme is the melting-pot of Manchester's many cultures, but is predominantly considered an Asian area with it's famous

'curry mile', which as well as restaurants and take-aways, includes traditional Asian jewellers, dress-makers, fabric shops and grocery stores. Always a lively vibe, and with its mix of races and cultures forms a vibrant community which can be often seen in its many aspects on the leafy Platt Field Park with celebrations, fairs and events.

Whalley Range

A similar suburb to Victoria Park in that it grew as an affluent suburb at the beginning of the Industrial Age, declined as the rich moved further away (it in fact earned the reputation as the biggest red light district in Manchester) and has seen a swing back towards popularity and prosperity over recent years.

Closer to the City than Chorlton, but still on the same bus routes, the area has seen an increase in young professionals and families taking advantage of the lower prices and proximity to amenities. In addition, many of the large properties have made excellent locations for offices, doctors, dentist and holistic clinics.



The wealthy past is evident in the spacious Victorian Villas and leafy parks which still create a beautiful setting.

Withington has increased in local standing as an overflow from the ever popular Didsbury.



Withington

An area with great variety-terraced houses, corporation housing, modern apartments and large semi's, this suburb is very popular with students, professionals and families alike, and there is a great community spirit. More bars and restaurants have opened in the last few years, and the area manages to have a lively night life without losing its local

feel. Withington has retained a very strong position on the property market, boosted by great bus service, schools, medical facilities, parks and one of the earliest swimming pools in Manchester.

Things To Consider?

Here are some useful facts and tips that may help you when you are considering looking for a property.

Things to Consider

When moving to a new area, people tend to rent first and be sure it is the place for them. The standard tenancy term in Manchester tends to be six months initially. For shorter periods, serviced apartments are a good option - a cross between a rented property and a hotel. It may be the best way to find out what areas you actually prefer.

Check your financial arrangements and ascertain your budget before you start looking for a property. Whatever your plans, make room in your budget for an emergency fund in case of any unexpected costs. If renting, bear in mind up front spending in the form of deposits (typically 1 – 2 months rent), fees and rent.

Things to Consider

The more time you have to plan, research, visit and re-visit the area and secure your new home, the better! Rental properties are advertised a month to 6 weeks before it becomes available, so do not expect to be able to start looking early. Many agencies take around 10 days to process a tenancy application before you can move in. Spring is

the busiest time of year for the property market. The average sale takes around 12 weeks. Get organised early, be clear about the type of property you want, contact estate agents, and once your move has been confirmed, you'll have a date to work towards, and will be ready to put plans into action.

Further Detail?

For friendly advice homes4u are here to help, get in touch on 0161 236 0202 or visit www.homes4u.co.uk



Contact homes4u

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