10Homes.
Focused selling.

6 Northurst Drive

PRESTWICH

A family home beside Heaton Park, thoughtfully reimagined in 2023



WELCOME

A family home, made with care.

We bought Northurst Drive in 2023 and made it our family home. The ground floor was redesigned and opened up on engineered steel, then almost every surface, fitting and service was renewed, around how a family actually lives.

Thank you for viewing. This book is yours to keep.





LOCATION

Heaton Park, five minutes on foot

THE SETTING

Countryside calm, city within reach.

A secluded single-lane cul-de-sac, wrapped in mature trees that attract a wide variety of wildlife. It feels quiet and private, yet Heaton Park and Prestwich Village are both within easy reach.

5 min

walk to Heaton Park, 600+ acres

Behind

the house: Bowker Vale Metrolink

5 min

drive to the M60

Prestwich

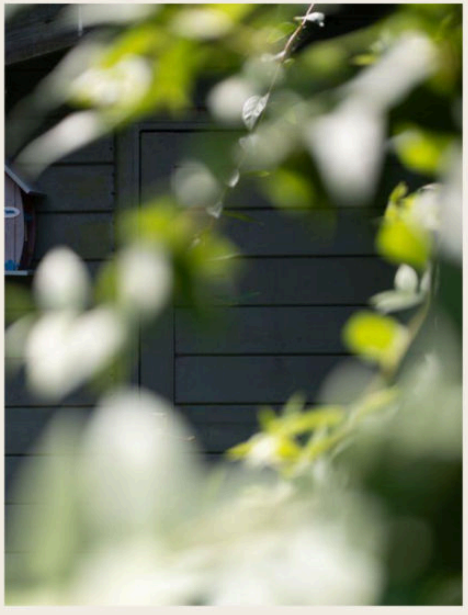
Village, cafés, restaurants and bars

Heaton Park offers woodland walks, landscaped gardens, play areas, a boating lake, an animal centre, cafés, sports facilities and the historic Heaton Hall, open daily from 8am until dusk. The tram from behind the house reaches Manchester city centre with no parking to worry about.









ARRIVAL

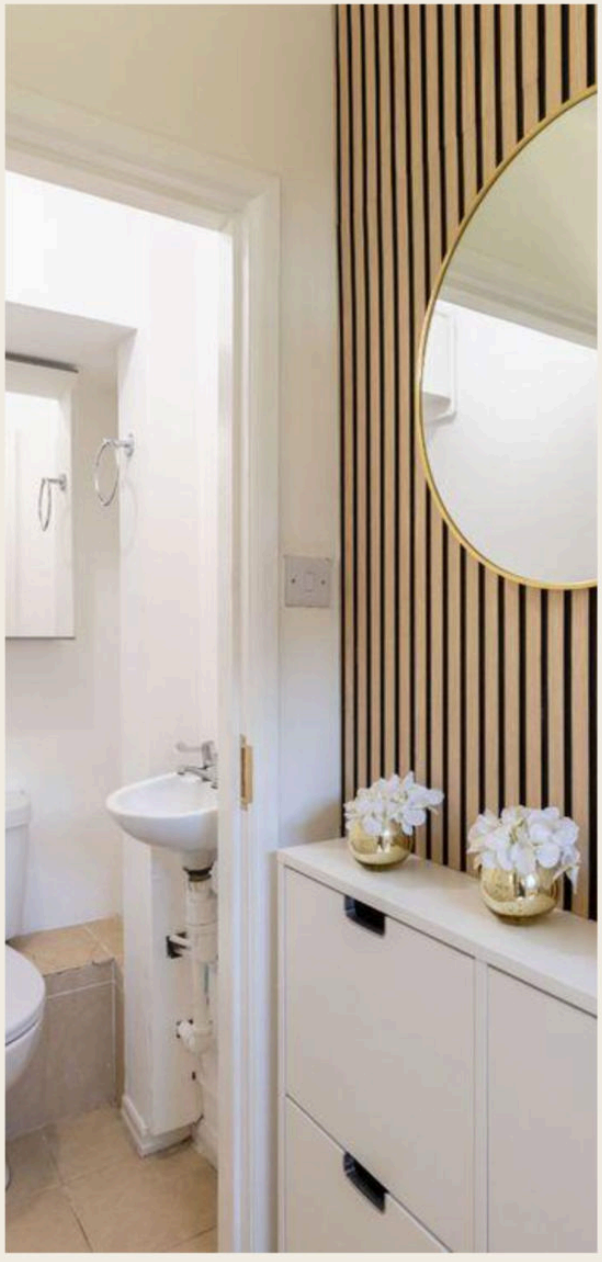
Behind the hedges

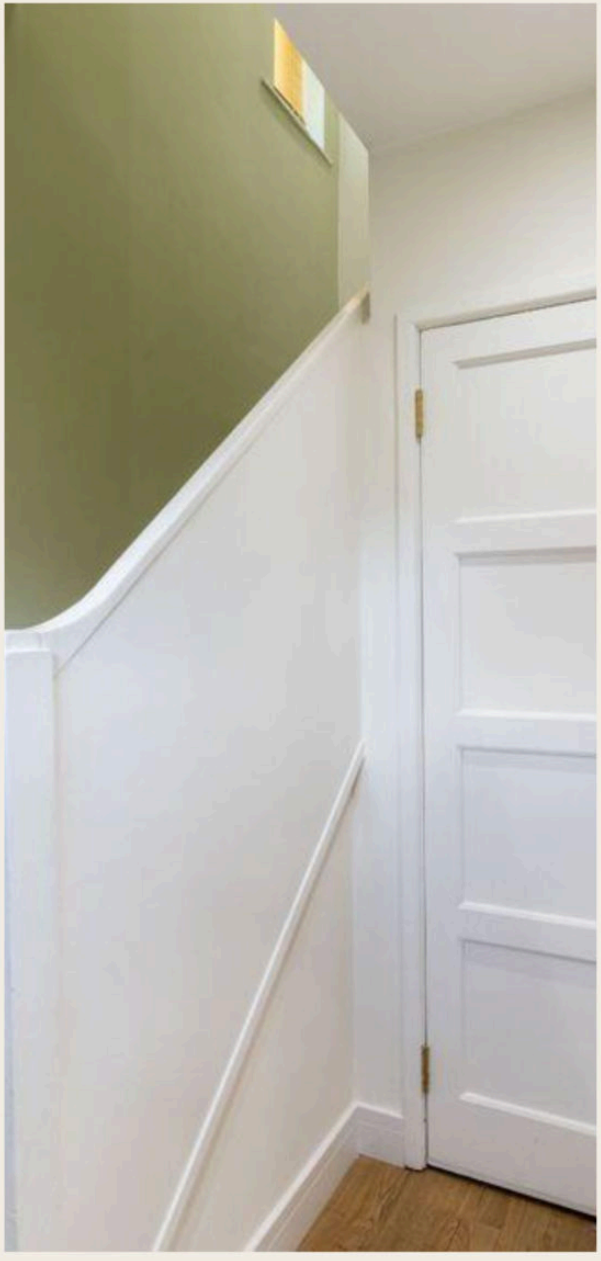
A gravel driveway gives off-road parking, screened by established hedging and planting, with side access straight through to the garden.



GROUND FLOOR

The entrance hall





CONSIDERED DETAIL

Storage, brass and timber

- Fitted shoe storage
- Timber-slat feature wall
- Large round brass-framed mirror
- Separate ground-floor WC
- Brushed-gold handles, switches and sockets
- Quick-Step flooring

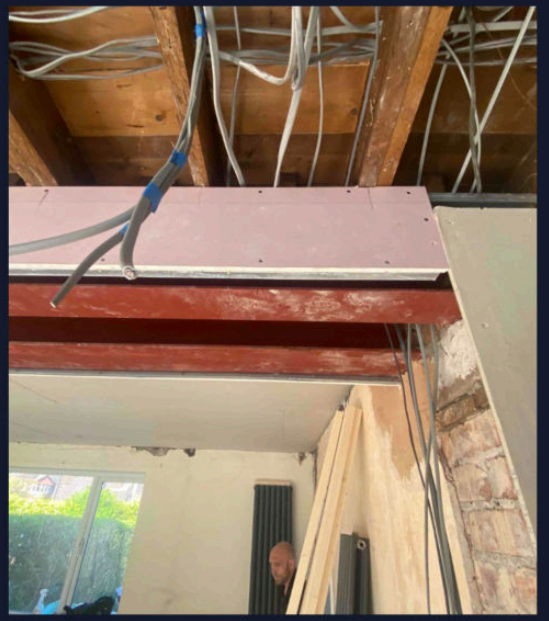
SUMMER 2023

Behind the walls

The walls between the lounge, dining room and kitchen came out, with the original chimney breast. Steel designed by the structural engineer now carries the house above.

These photographs were sent to Building Control as the work went in.









DESIGNED, ENGINEERED, CERTIFIED

Building Control Final Certificate

"Installation to allow the removal of internal wall to create kitchen dining room." Issued 5 July 2023 by London Building Control Ltd, Corporate Approved Inspectors. Ref. 23/97806/NWDDA/BF.

Architectural design · JC Design Group, Joseph Chelms (JC155)

Structural engineer · Gamble King, Ian Paul Gamble

Structural steel · Elite Portal Frame

Inspector · Ben Foylan, C.BuildE, MCABE

Electrical Installation Certificate · 25 July 2023

Original documents available to view on request.

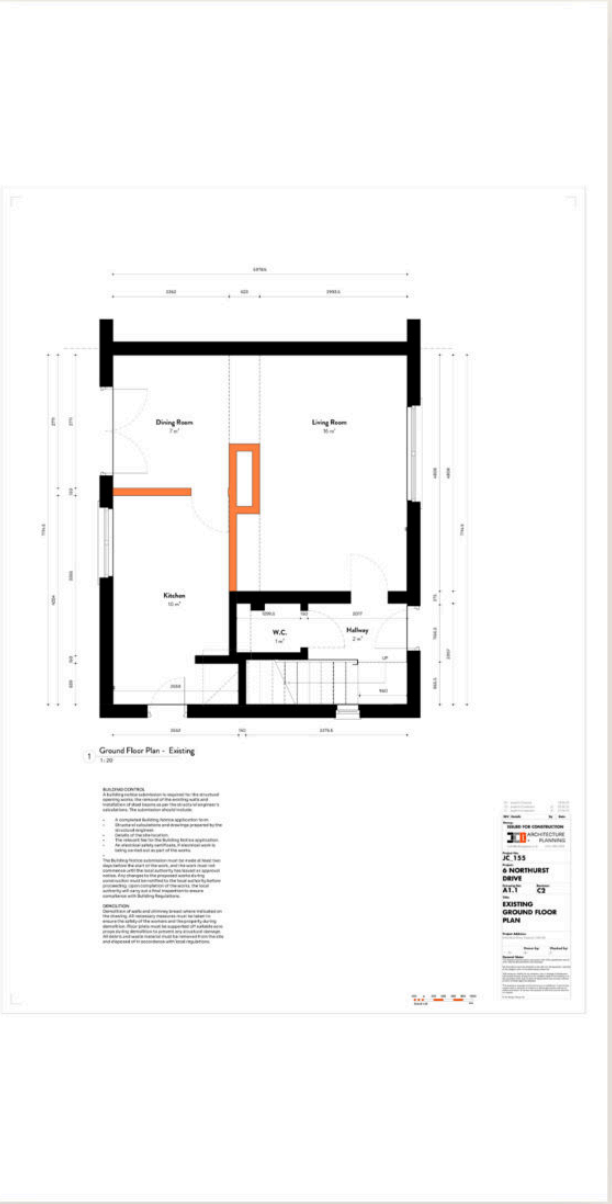


JC DESIGN GROUP · JC155

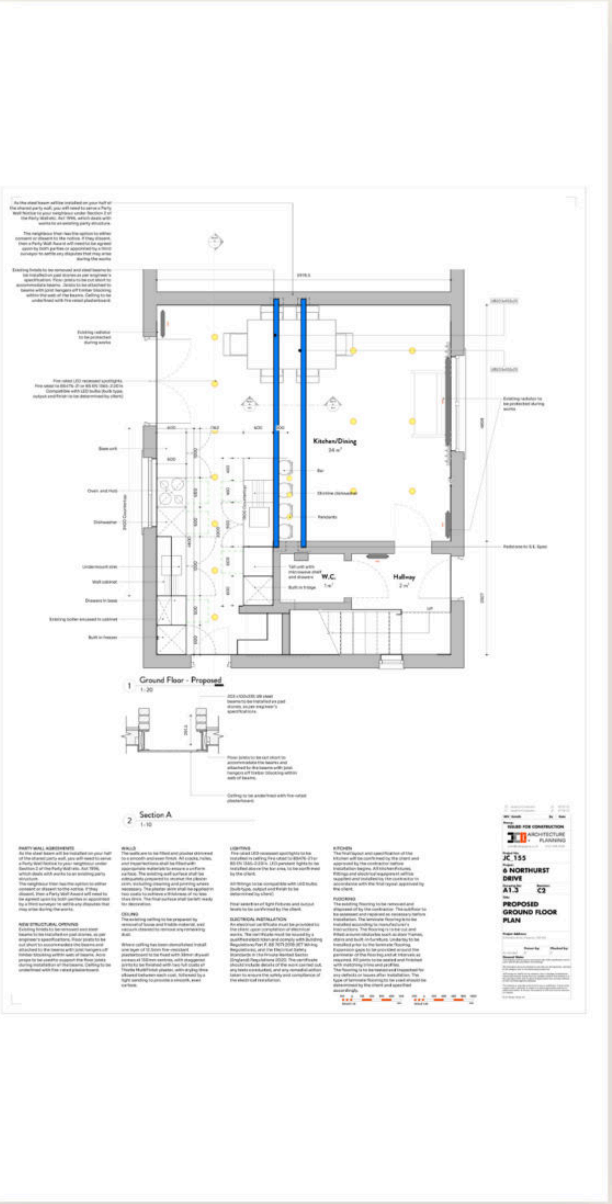
Before & after, on paper

The architect's drawings, issued for construction in May 2023. Orange shows the wall and chimney breast removed; blue shows the two new steel beams.

Before	**Kitchen 10 m², dining 7 m², living 16 m²**
After	**Kitchen/dining 34 m², one open space**
Upstairs	**Bedrooms 12, 10 and 7 m²; bathroom 5 m²**



GROUND FLOOR · EXISTING



GROUND FLOOR · PROPOSED

SIGNED OFF

Engineered, inspected, certified

Gamble King & Noone, consulting structural engineers, designed two beams (NB1, NB2) to carry the wall and chimney above. Both are 203×203×46 UC steels in S355, spanning 4.8 m on 250×150×100 padstones, and pass every check: deflection 4.4 mm against a 13.4 mm limit.

London Building Control inspected the work and issued its Final Certificate on 5 July 2023. The new circuits were certified by BMP Electrical Services, a NAPIT member, on 25 July 2023 (certificate NOR230725), with a 5-year next-inspection interval.

LONDON BUILDING CONTROL

NAPIT Electrical

ARCHITECTURE + PLANNING



LONDON BUILDING CONTROL

Approved by the CICAIR in accordance with Section 49 (1) of the Building Act & the Building (Approved Inspectors etc) Regulations.Serial No.129.

FINAL CERTIFICATE

Section 51 of the Building Act 1984 & The Building (Approved Inspectors etc.) Regulations 2010

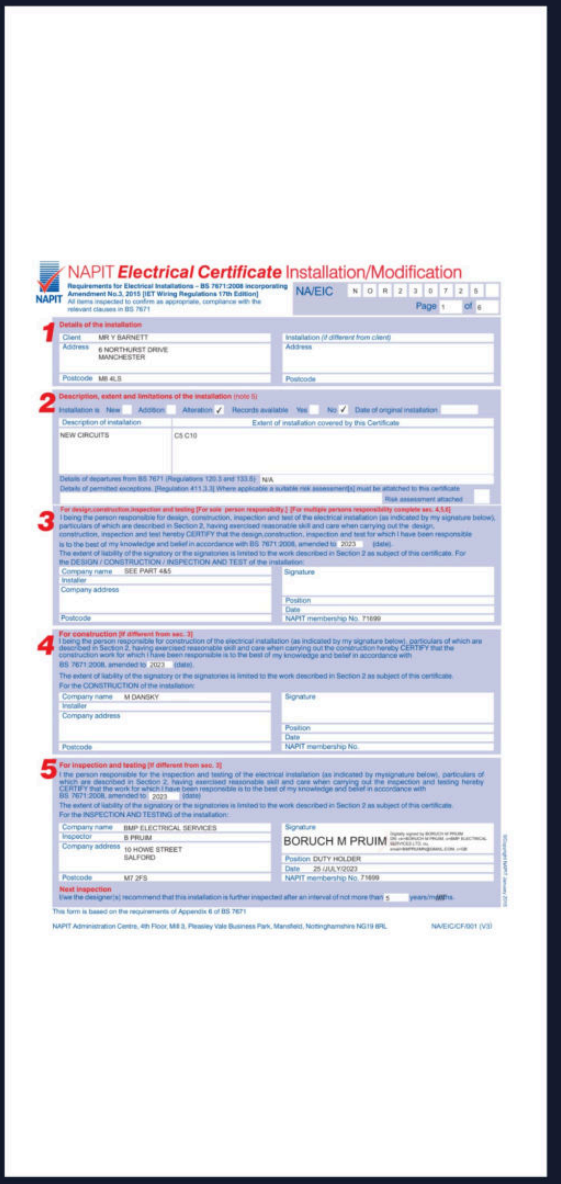
1.This notice relates to the following work: **Location**: *6 Northurst Drive, Manchester , M8 4LS* **Description of work**: installation to allow the removal of internal wall to create kitchen dining room	**My Reference :** 23/97806/NWDDA/BF **Date :** 05-07-2023
2. We are an approved inspector and the work described above was the whole of the work described in an initial notice given by us and dated as opposite.	**Notice Dated:** 28-04-2023
3. The work [does not] concern a new dwelling	
4. [No optional requirement in the Building regulations 2010 applies to the work.]	
~~5.One or more of the following optional requirements in the Building Regulations 2010 applies, namely - (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day); (bb) Schedule 1 Part M optional requirement M4(2) (category 2: accessible and adaptable dwellings); (cc) Schedule 1 Part M optional requirement M4(3) (category 3: wheelchair user dwellings);~~	
6. The work described above has been completed and we have performed the functions assigned to us by regulation 8 of the regulations.	
7. Final certificates have now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.	
8. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this final certificate is on the register kept by the body designated under regulation 3 of the Regulations	
9. The work is minor work	Minor Works' has the meaning given in regulation 9(8) of the 2010 Regulations.
10. We have had no financial or professional interest in the work described above since giving the initial notice described in paragraph 2 above.	If the work is not minor work then this declaration must be made.
11. This certificate is evidence but not conclusive evidence, that the requirements specified in the certificate have been complied with.	

Signed:

Emily Hamer
Building Control Team
For and on behalf of **London Building Control Ltd**
Corporate Approved Inspectors

MD London Building Control Ltd

FINAL CERTIFICATE · 5 JUL 2023



NAPIT **Electrical Certificate** Installation/Modification

Requirements for Electrical Installations - BS 7671:2008 incorporating Amendment No.3, 2015 [IET Wiring Regulations 17th Edition]
All items inspected to confirm as appropriate, compliance with the relevant clauses in BS 7671

NA/EIC N O R 2 3 0 7 2 5

Page 1 of 6

1 Details of the installation

Client: MR Y BARNETT	Installation (if different from client)
Address: 6 NORTHURST DRIVE MANCHESTER	Address
Postcode: M8 4LS	Postcode

2 Description, extent and limitations of the installation (note 5)

Installation is: New ☐ Addition ☐ Alteration ✓ Records available: Yes ☐ No ✓ Date of original installation:

Description of installation	Extent of installation covered by this Certificate
NEW CIRCUITS	C5 C10

Details of departures from BS 7671 [Regulations 120.3 and 133.5]: N/A
Details of permitted exceptions. [Regulation 411.3.3] Where applicable a suitable risk assessment(s) must be attached to this certificate
Risk assessment attached ☐

3 For design,construction,inspection and testing [For sole person responsibility:] [For multiple persons responsibility complete sec. 4,5,6]

I being the person responsible for design, construction, inspection and test of the electrical installation (as indicated by my signature below), particulars of which are described in Section 2, having exercised reasonable skill and care when carrying out the design, construction, inspection and test hereby CERTIFY that the design,construction, inspection and test for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671:2008, amended to 2023 (date).
The extent of liability of the signatory or the signatories is limited to the work described in Section 2 as subject of this certificate. For the DESIGN / CONSTRUCTION / INSPECTION AND TEST of the installation:

Company name: SEE PART 4&5	Signature
Installer	
Company address	Position
	Date
Postcode	NAPIT membership No. 71699

4 For construction [If different from sec. 3]

I being the person responsible for construction of the electrical installation (as indicated by my signature below), particulars of which are described in Section 2, having exercised reasonable skill and care when carrying out the construction hereby CERTIFY that the construction work for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671:2008, amended to 2023 (date).
The extent of liability of the signatory or the signatories is limited to the work described in Section 2 as subject of this certificate.
For the CONSTRUCTION of the installation:

Company name: M DANSKY	Signature
Installer	
Company address	Position
	Date
Postcode	NAPIT membership No.

5 For inspection and testing [If different from sec. 3]

I the person responsible for the inspection and testing of the electrical installation (as indicated by mysignature below), particulars of which are described in Section 2, having exercised reasonable skill and care when carrying out the inspection and testing hereby CERTIFY that the work for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671:2008, amended to 2023 (date).
The extent of liability of the signatory or the signatories is limited to the work described in Section 2 as subject of this certificate.
For the INSPECTION AND TESTING of the installation:

Company name: BMP ELECTRICAL SERVICES	Signature: BORUCH M PRUIM
Inspector: B PRUIM	
Company address: 10 HOWE STREET SALFORD	Position: DUTY HOLDER
	Date: 25 /JULY/2023
Postcode: M7 2FS	NAPIT membership No. 71699

Next inspection
I/we the designer(s) recommend that this installation is further inspected after an interval of not more than 5 years/months.

This form is based on the requirements of Appendix 6 of BS 7671

NAPIT Administration Centre, 4th Floor, Mill 3, Pleasley Vale Business Park, Mansfield, Nottinghamshire NG19 8RL NA/EIC/CF/001 (V3)

NAPIT ELECTRICAL CERTIFICATE

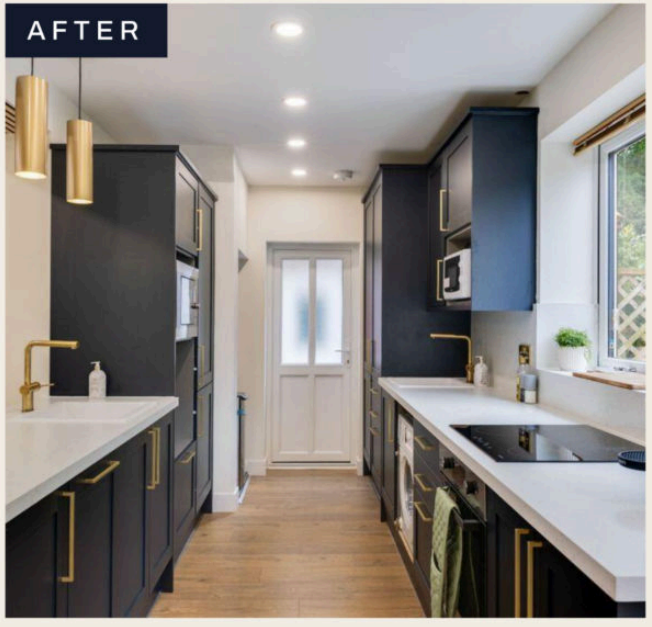
BEFORE & AFTER

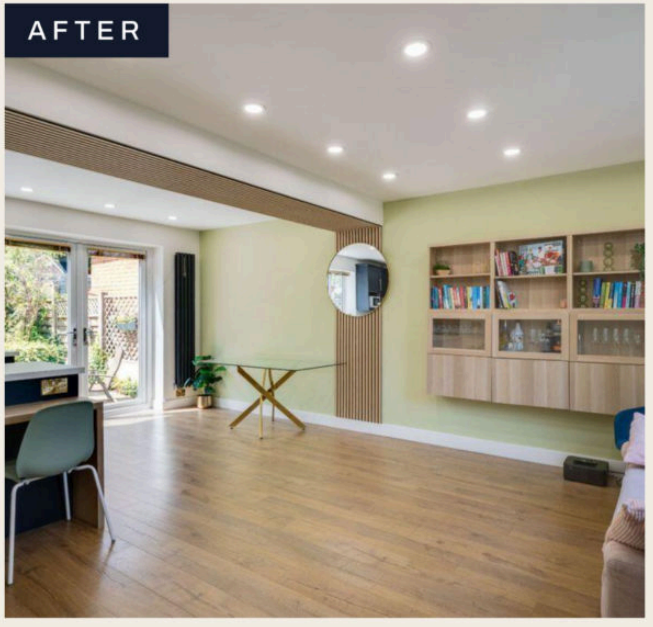
The house we bought, and the home we made

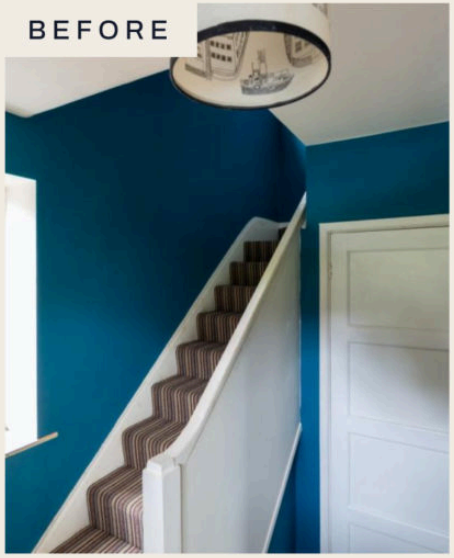
Photographed just before work began in 2023. The galley kitchen and separate lounge became one open space; the gas hob, tiled floor and dark walls gave way to Shaker cabinetry, Quick-Step flooring and light, re-plastered rooms.

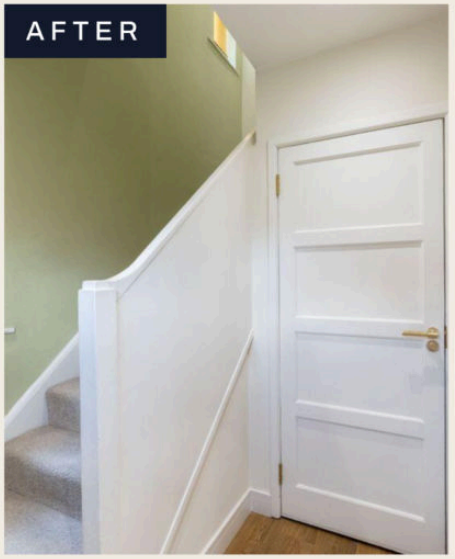






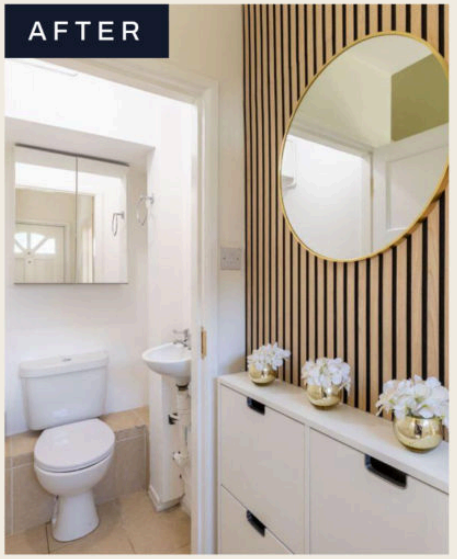




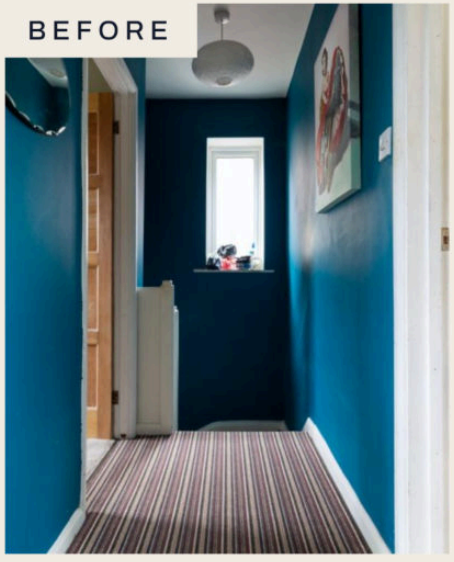


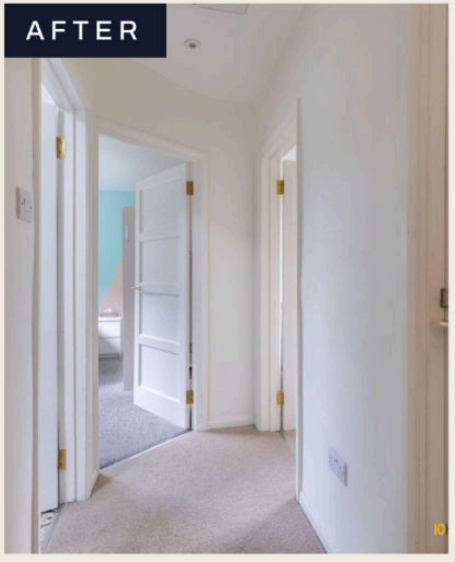
HALL & STAIRS



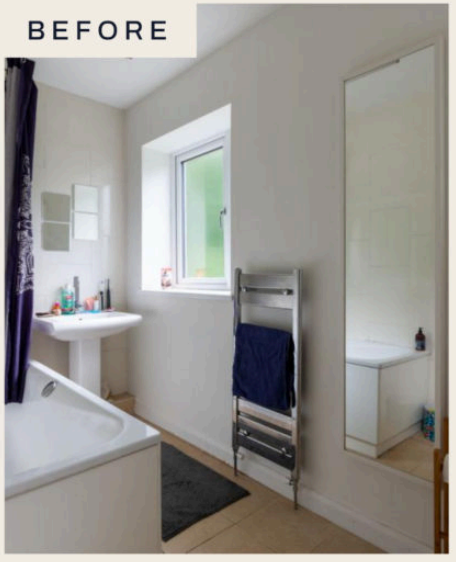


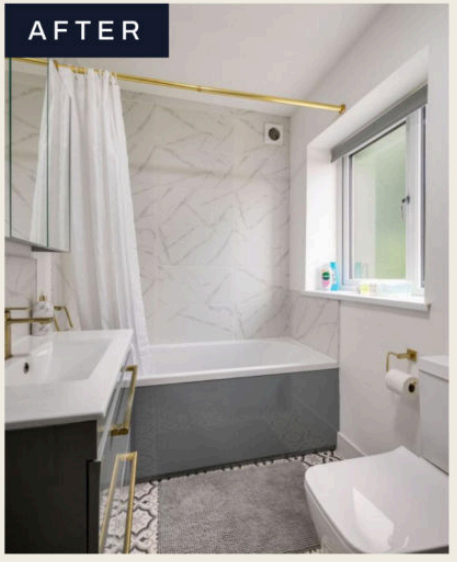
GROUND-FLOOR WC



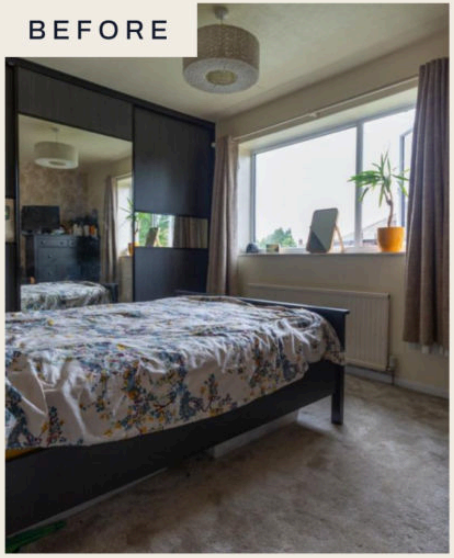


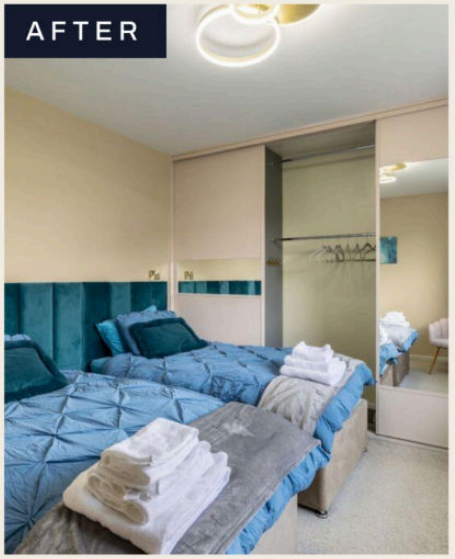
LANDING



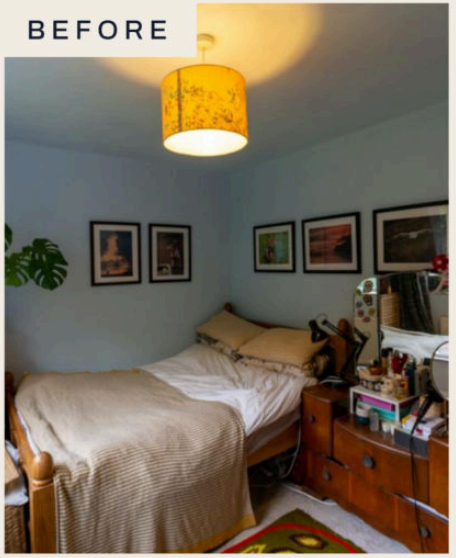


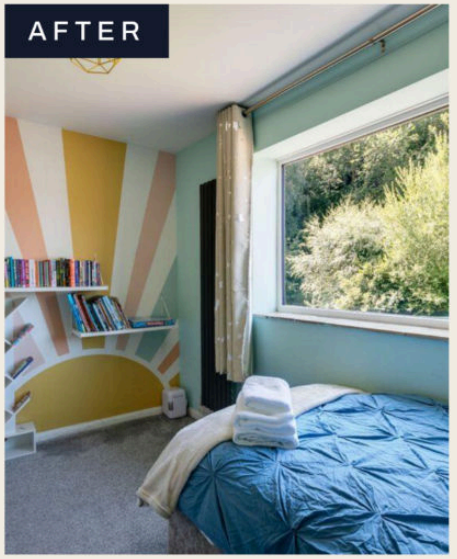
FAMILY BATHROOM



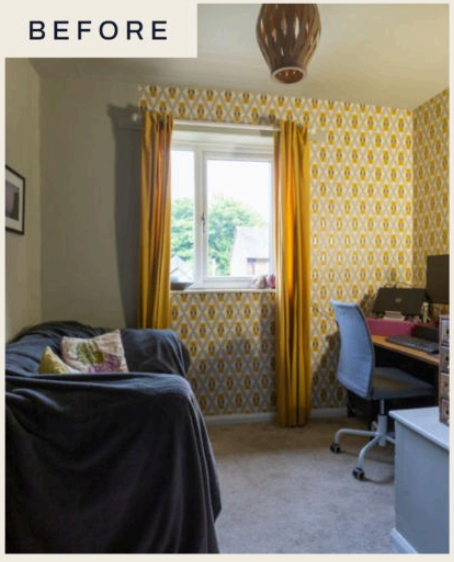


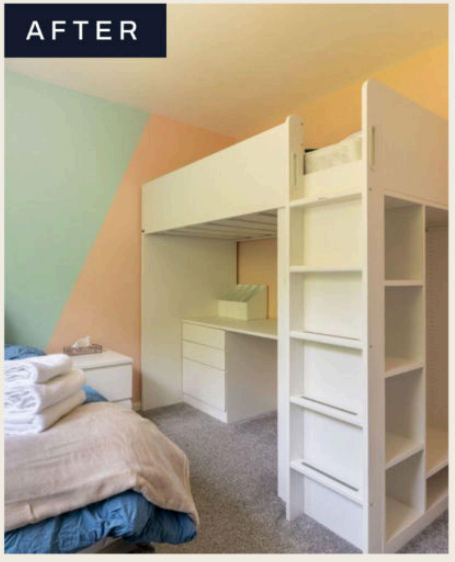
PRINCIPAL BEDROOM





SECOND BEDROOM



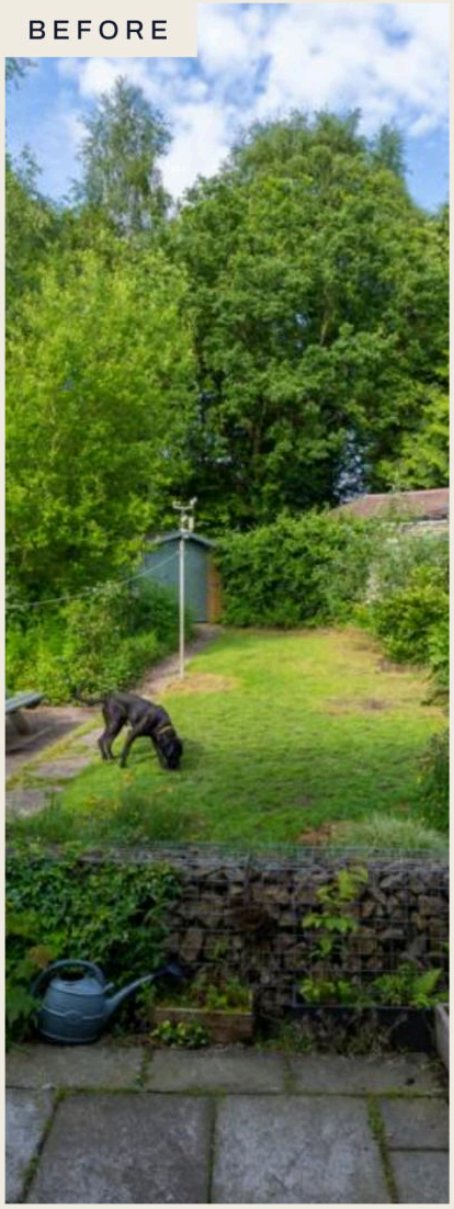


THIRD BEDROOM

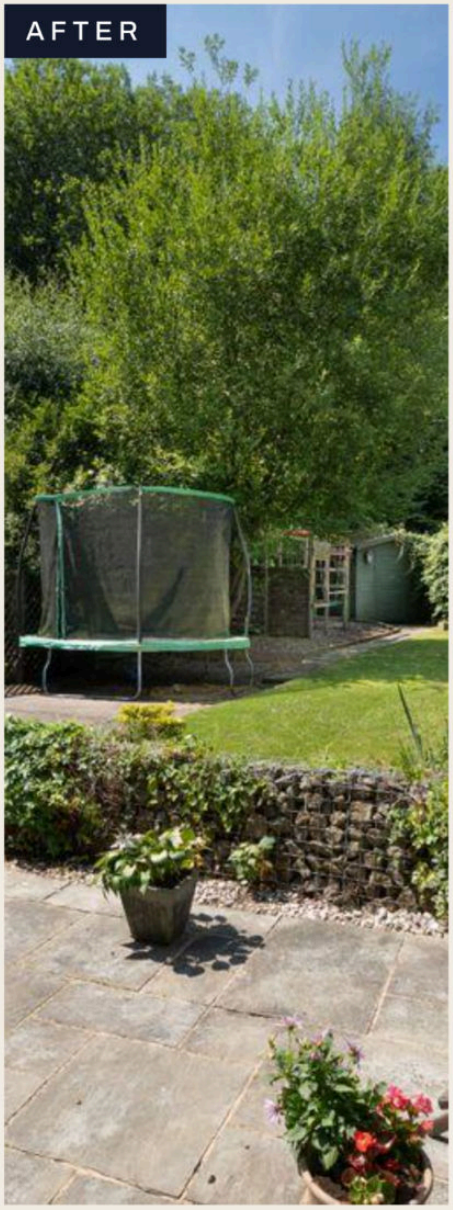
Every room re-plastered, rewired and redecorated

New fitted wardrobes, custom headboard and commissioned cabinetry; new carpets, lighting, sockets and radiators.

BEFORE

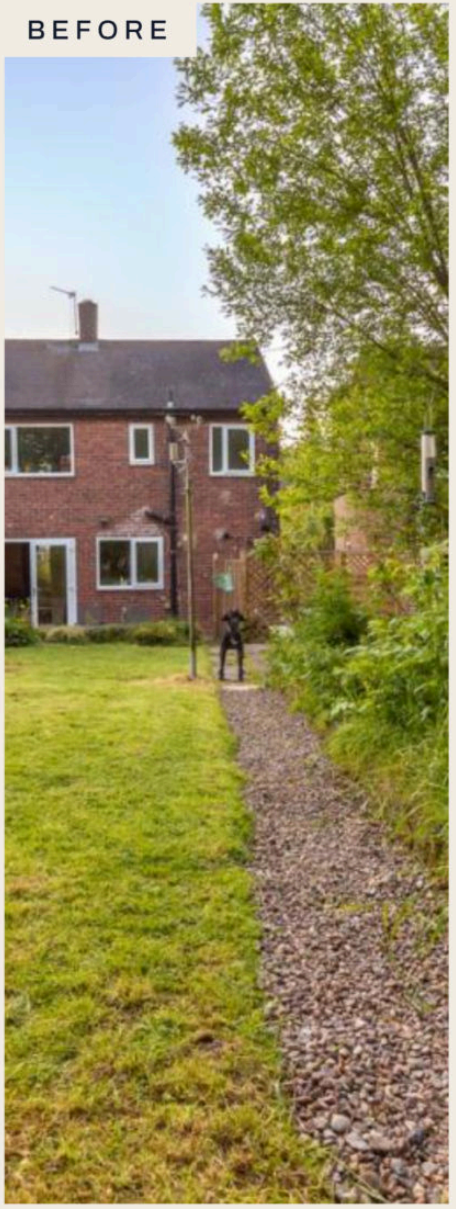


AFTER



FROM THE TERRACE

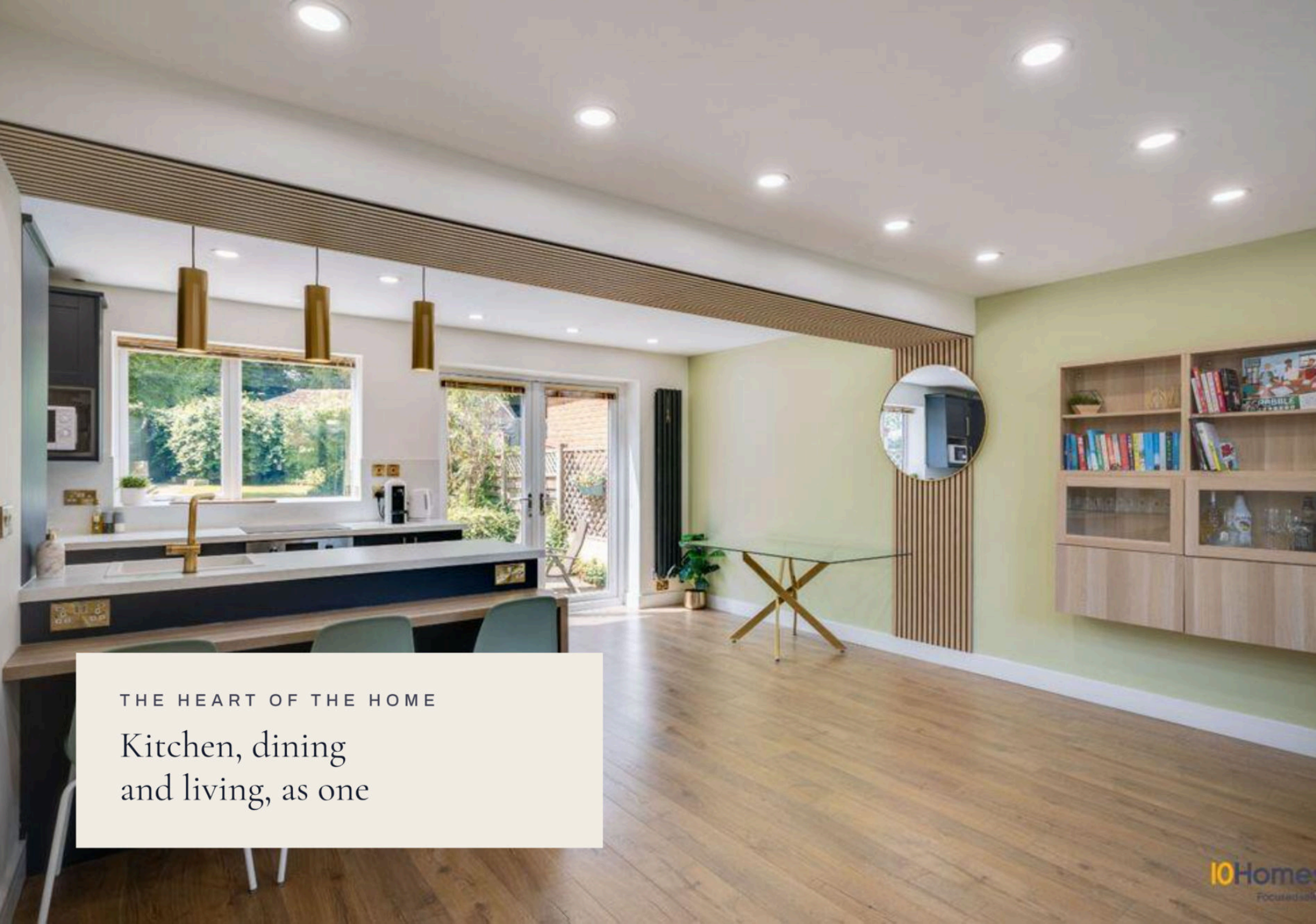
BEFORE



AFTER



BACK TOWARDS THE HOUSE



THE HEART OF THE HOME

Kitchen, dining and living, as one





OPEN-PLAN LIVING

Bright, sociable, open to the garden

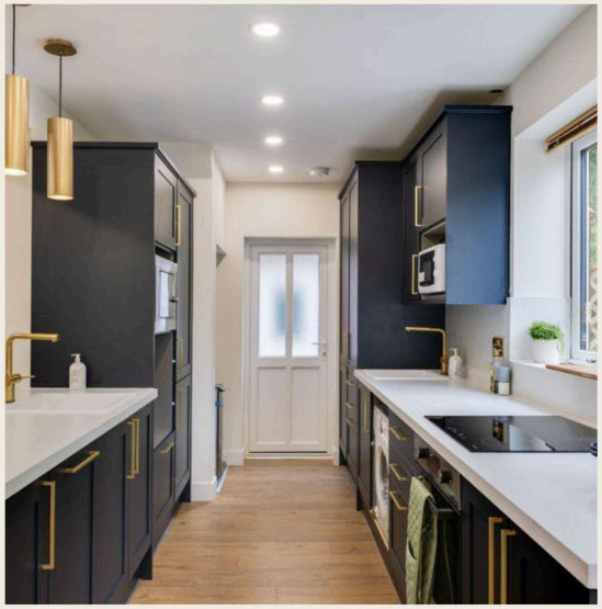
Quick-Step flooring, vertical radiators, recessed lighting, timber-slat detailing and French doors onto the terrace.



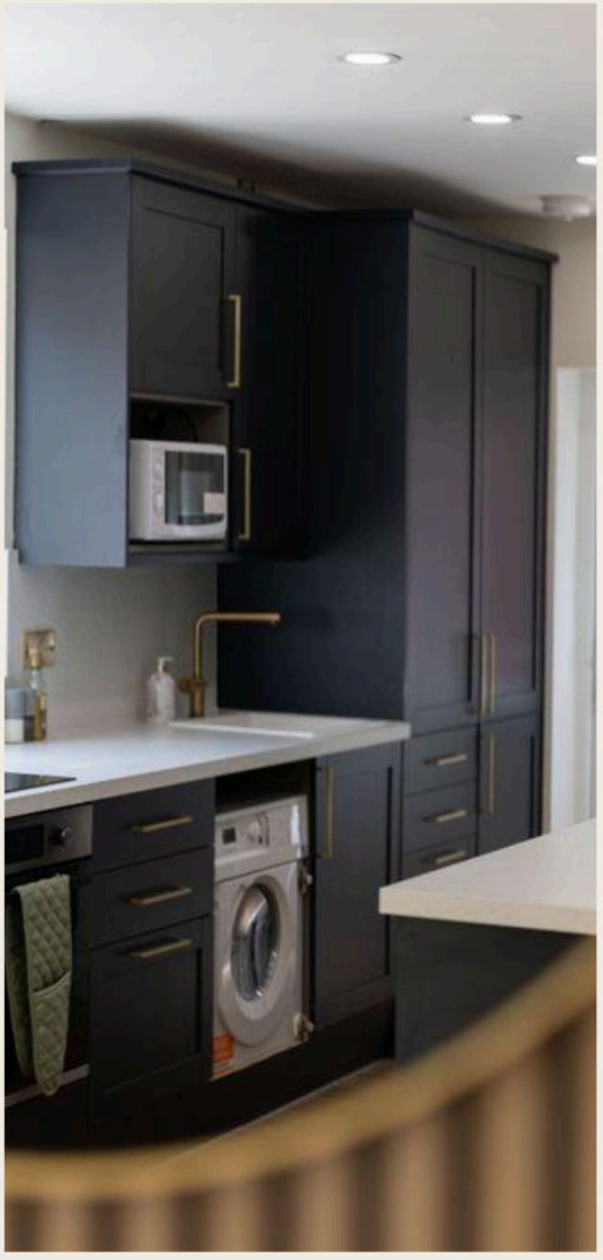


THE KITCHEN

A Howdens Shaker kitchen







BUILT FOR FAMILY LIFE

Space to cook, and a seat for everyone

White work surfaces, two matt-white sinks

Brushed-gold taps and three island pendants

Lowered breakfast bar for the children

Integrated slimline dishwasher, fridge-freezer, oven and induction hob

Cabinetry and connections are ready for a second dishwasher, an oven and microwave stack and a full-height freezer.



OPEN PLAN

One room for cooking, eating and unwinding



COMFORT & TECHNOLOGY

Cool in summer, warm in winter

Air conditioning was fitted in 2025, with the outdoor unit tucked onto the side wall. It runs from the same smart system as the heating and radiator valves.

Tado smart control of heating, air conditioning and TRVs

Hardwired Ring doorbell

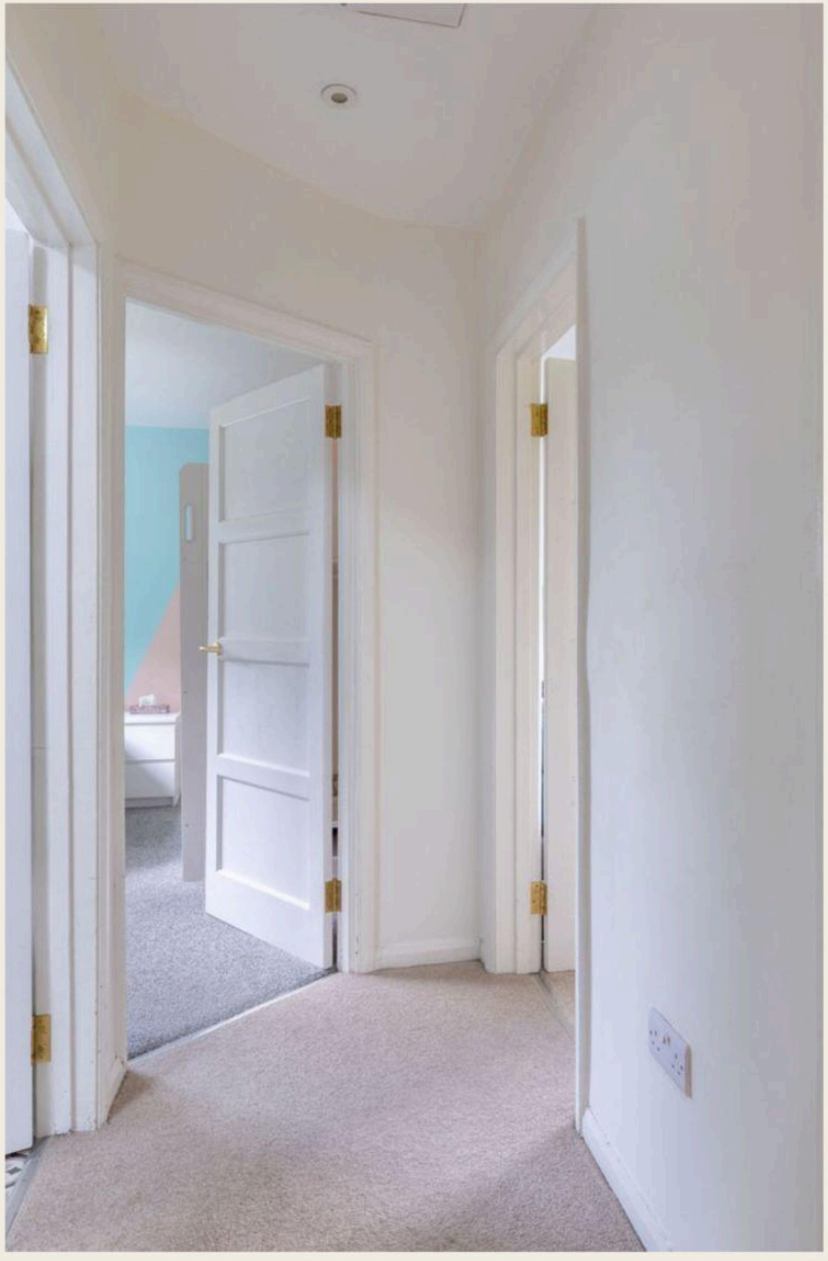
Certified electrical upgrades, July 2023

Outdoor socket and dusk-to-dawn floodlight



EVENING

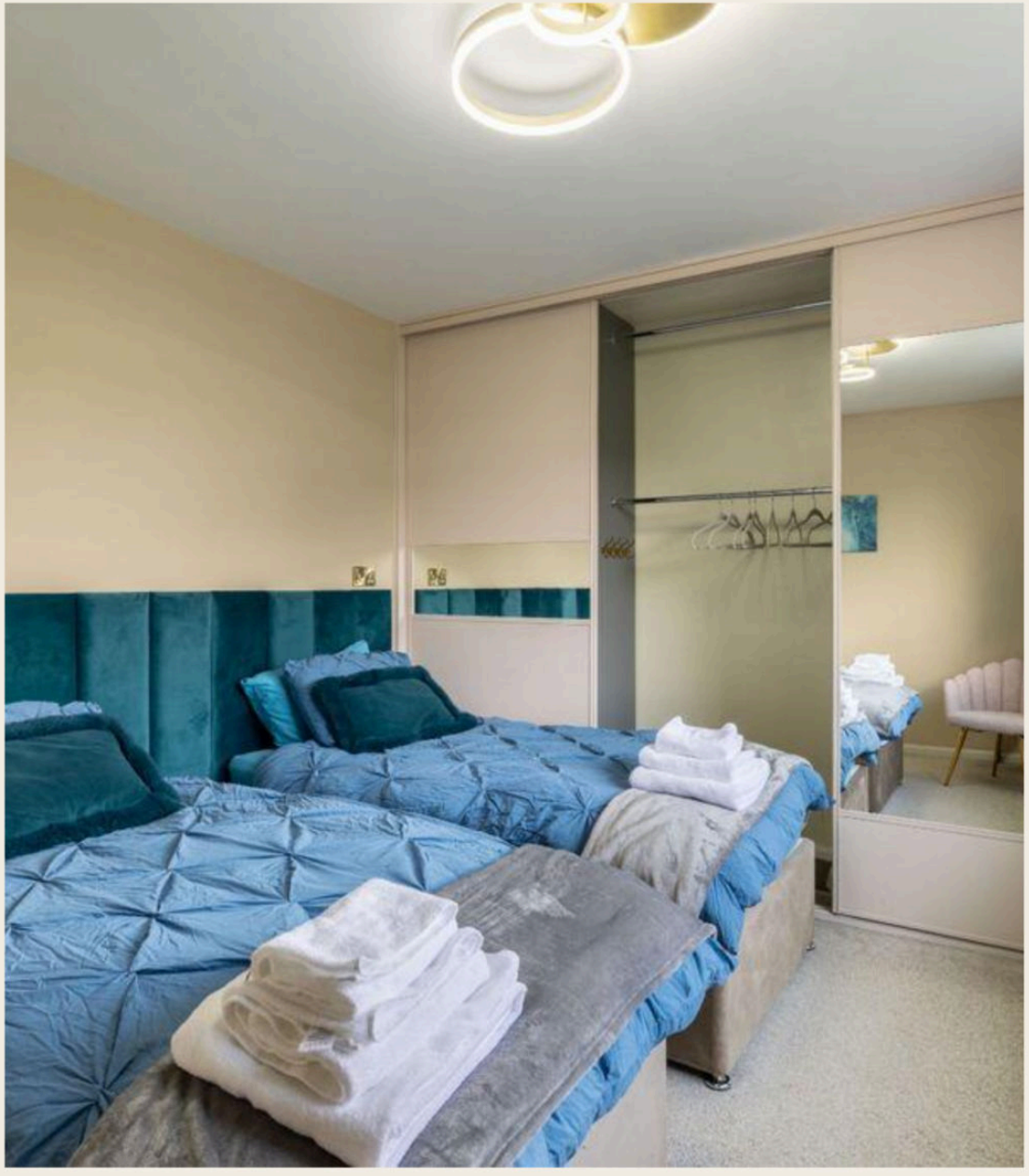
Through the French doors to the garden

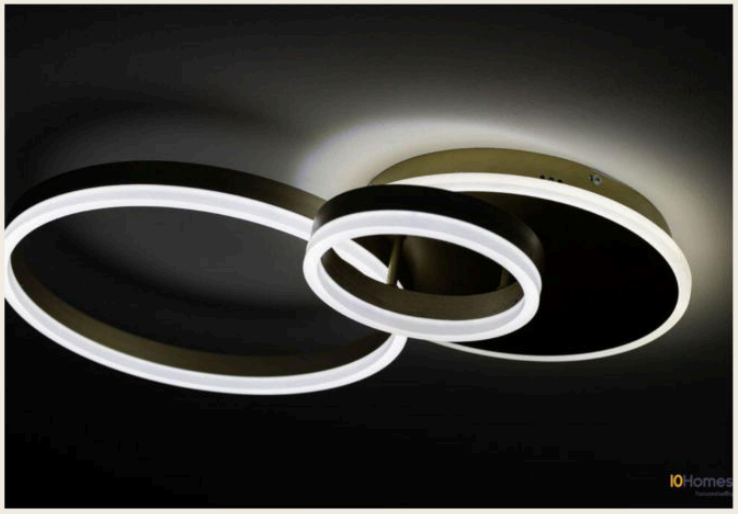


FIRST FLOOR

Three bedrooms and a family bathroom

The landing is lit by recessed spotlights, with a pull-down ladder to a partially boarded loft that has its own lighting and offers substantial extra storage.

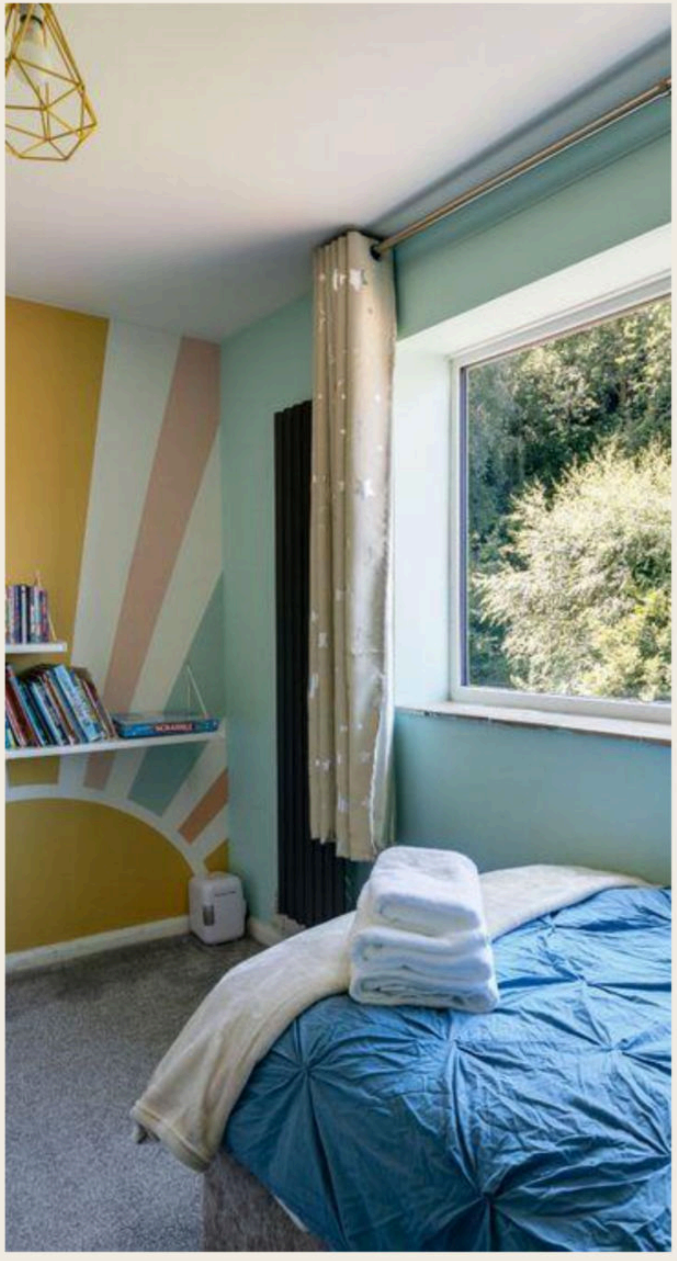


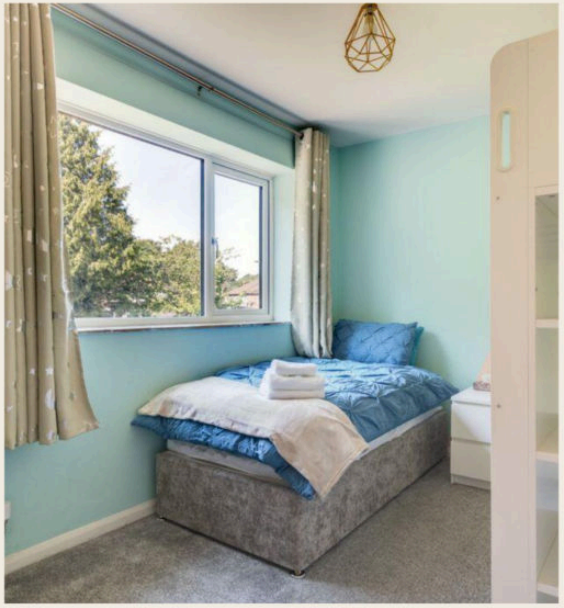




PRINCIPAL BEDROOM

Custom upholstered headboard and fitted wardrobes with mirrored sliding doors.



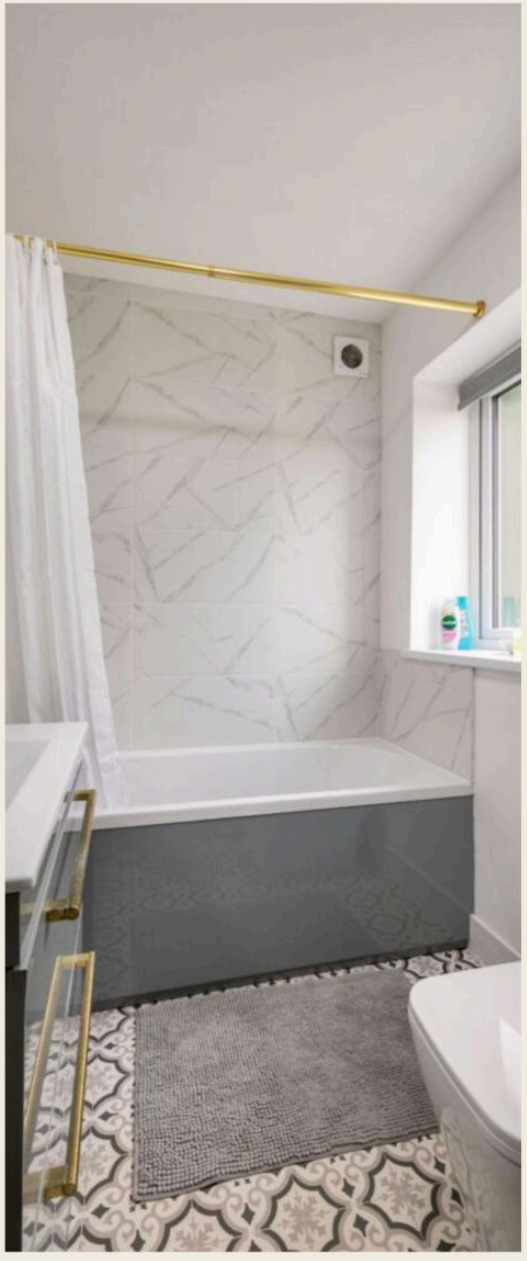




BEDROOMS TWO & THREE

Made to work harder

The second bedroom has a large window onto the greenery behind the house. The third has commissioned cabinetry and a built-in bed arrangement that uses every metre of floor.







FAMILY BATHROOM

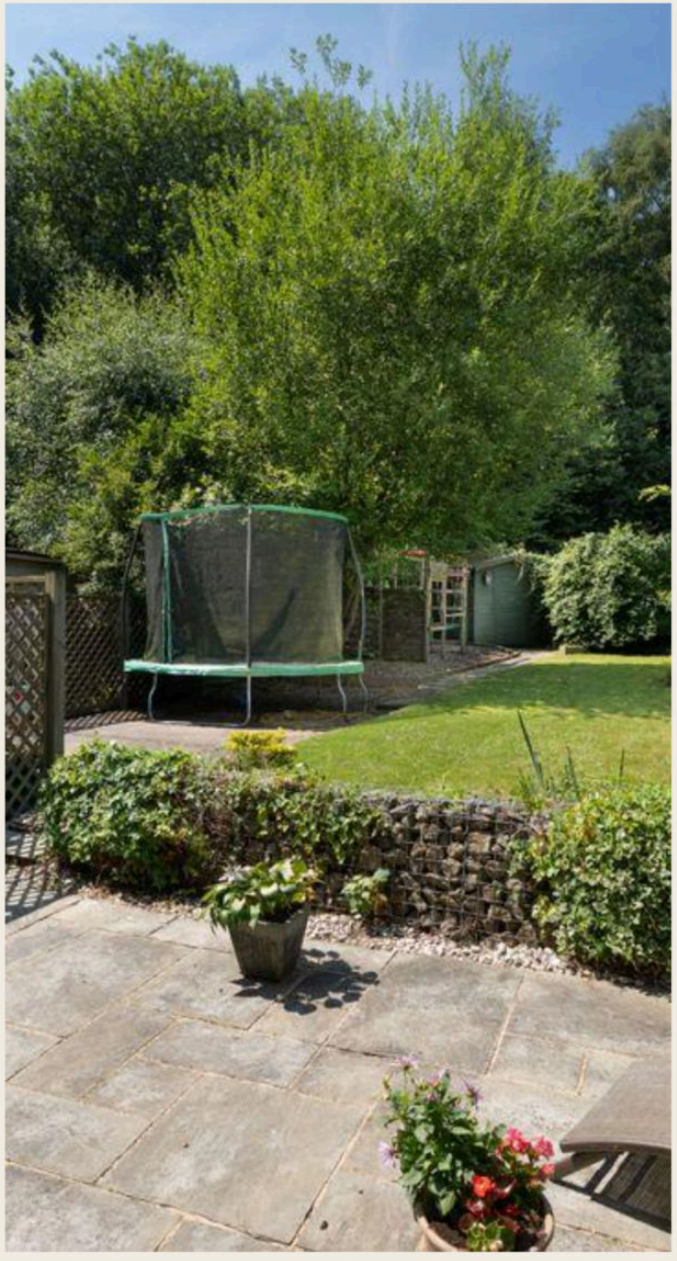
Replaced in 2023

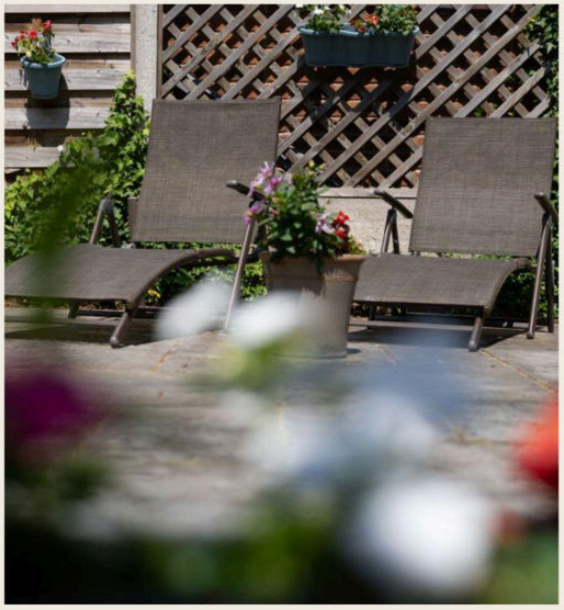
- Bath with shower over
- Marble-effect tiling
- Vanity and tall storage
- Washing machine behind a mirrored cabinet
- Humidistat extractor and towel radiator
- Brushed-gold fittings

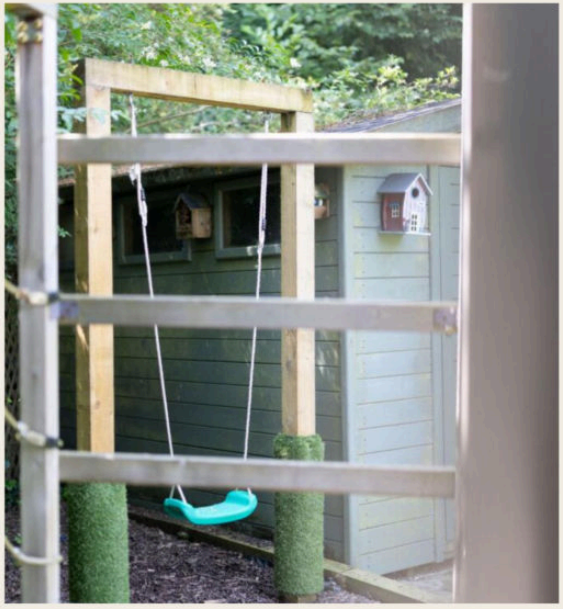


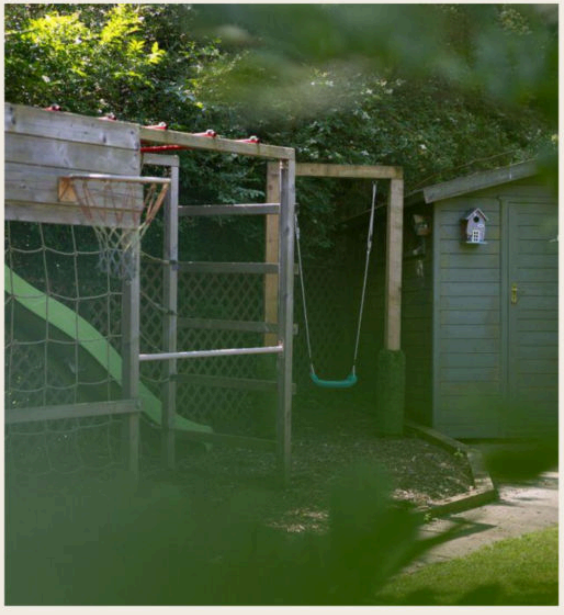
OUTSIDE

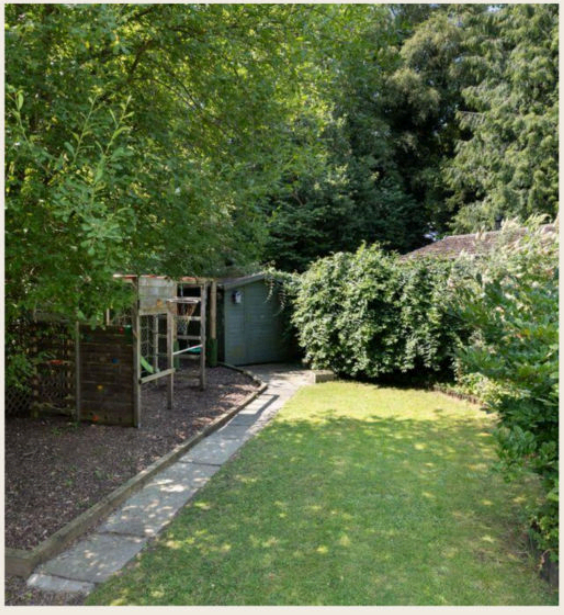
A garden made for childhood













APPROX. 0.08 ACRES

Private, and not overlooked behind

Mature trees and established planting draw in a wide variety of wildlife.

- Paved terrace straight off the French doors
- Long lawn and path to the garden shed
- Timber play frame with slide, monkey bars, climbing wall and swing
- Hardstanding ready to become a second patio or barbecue area
- Scope to reposition part of the side fence to take in more land

WHAT WENT IN

Over £21,800 in recorded materials and services

From the owners' 2023 renovation ledger, before itemised labour, design fees and the 2025 air conditioning.

Kitchen · Howdens cabinetry and worktops	£6,213
Appliances · Bosch, Neff, Siemens, Blomberg, Zanussi	£4,425
Plastering, screed and decoration	£4,460
Electrics · electrician and materials	£3,395
Structure · steel, engineer and building materials	£1,906
Bathroom · suite, fittings and tiles	£1,152
Smart heating · Tado	£272

THE FACTS

Type	Semi-detached, 3 bed
Bathrooms	Bathroom + ground-floor WC
Floor area	Approx. 893 sq ft / 83 m²
Plot	Approx. 0.08 acres
Built	Approx. 1967–1975
Tenure	Freehold, chain-free
EPC	C (69), potential B (82)
Council tax	Band A, Bury, est. £1,703
Parking	Gravel driveway

TIMELINE

26 Apr 2023	**Plans to the structural engineer**
28 Apr 2023	**Initial Notice served**
9 May 2023	**Structural calculations supplied**
17 May 2023	**Site inspection**
4 Jul 2023	**Photos submitted for sign-off**
5 Jul 2023	**Final Certificate issued**
25 Jul 2023	**Electrical Installation Certificate**
2025	**Air conditioning fitted**

ELECTRICAL UPGRADES

13 recessed LED spotlights and three island pendants · nine extra kitchen and six upstairs sockets · dedicated hob, oven and dishwasher feeds · extractors with isolators · loft lights · outdoor socket and dusk-to-dawn floodlight · hardwired Ring and Tado

THE TEAM

JC Design Group (architect) · Gamble King & Noone (structural engineer) · Elite Portal Frame (steel) · London Building Control · YMD, Meir Dansky (electrician) · BMP Electrical Services (testing) · Howdens (kitchen)



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