GreatGardenRooms

BROCHURE



BESPOKE TIMBER-FRAME GARDEN ROOMS

Garden rooms designed around you, and built to last.

Fully insulated, finished inside and out, and installed by our team, from our showroom in Failsworth, Manchester.

Everything
included as standard

From £20,000
depending on size and specification

About 3 weeks
to install, start to finish

Free
home design visit

WHO WE ARE

Garden rooms, made for the way you live

Great Garden Rooms designs, supplies and installs bespoke, fully insulated timber-frame garden rooms.

We're based at our showroom on Oldham Road in Failsworth, Manchester, and we build across Manchester, Oldham and the North West, within a 100-mile radius of our base.

Every room is made to order. You choose the size, layout, doors, windows and finishes, and we take care of the rest, from the base to the electrics, so your room is ready to use when we finish.

From £20,000

depending on size and specification

About 3 weeks

from start to finish

Open 7 days

at our Failsworth showroom, 9am to 5pm

Free

home design visit and exact quote

Where we work

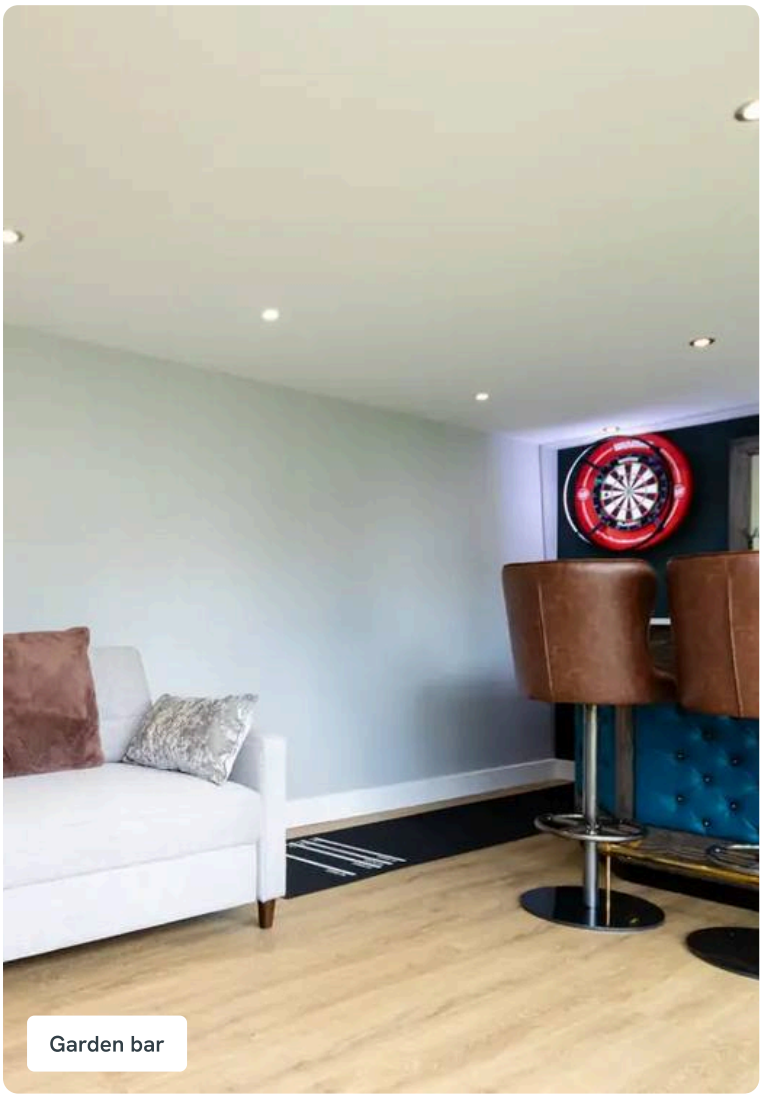
Manchester, Oldham and towns across Greater Manchester, Cheshire, Lancashire, Merseyside, West Yorkshire, Derbyshire and Staffordshire.

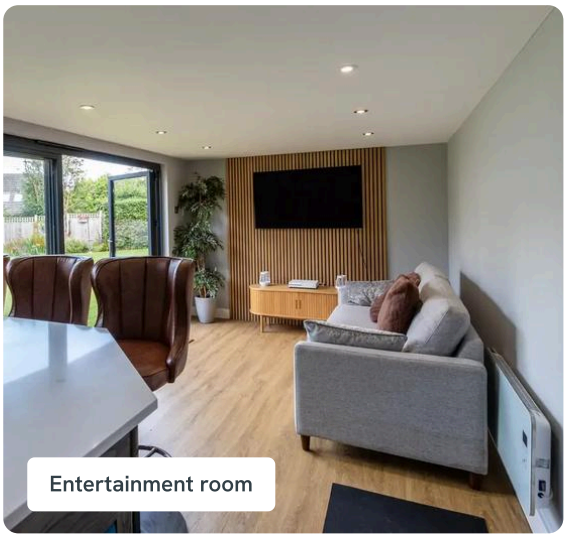


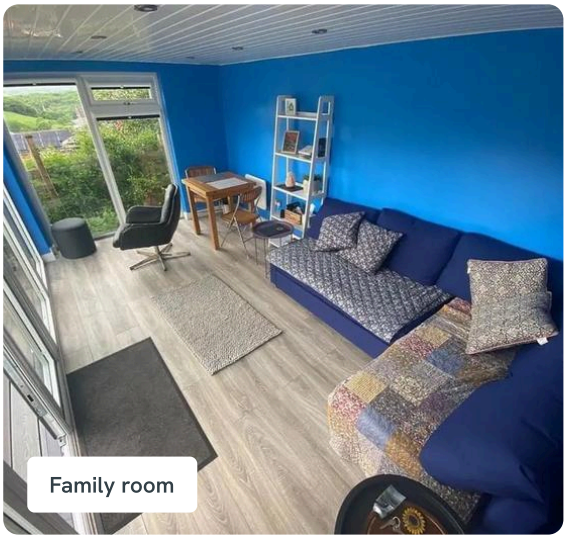
IDEAS

A garden room for every use

Every room we build is made to order, so if you can picture it, we can build it. These are some of the ideas our customers have brought to life.


Garden bar


Entertainment room


Family room

Home office

A quiet, warm place to work a few steps from the house, with sockets and lighting where your desk needs them.

Business premises

A professional space for your business at home, from a consulting room to a treatment room.

Home gym

Space for your equipment on a hard-wearing floor, so you can train without leaving home.

Garden kitchen

Cook and eat with the garden on your doorstep, with room for units, appliances and a table.

Garden studio

Good light and your own space for music, art or crafts.

Something else

Tell us what you have in mind and we'll design the room around it.

YOUR CHOICES

Designed around you

We tailor the size, layout, windows, doors and finishes to you, so your room suits your garden and the way you'll use it.



Size and layout

We size and shape your room to fit your garden and the way you want to use it, within planning limits.



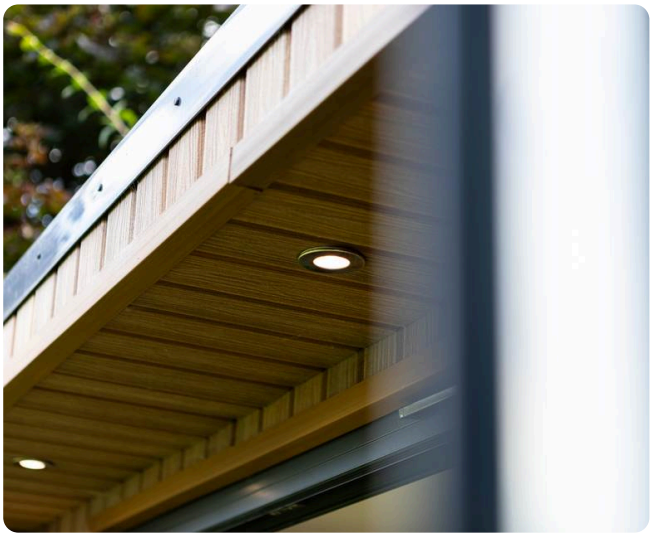
Doors and windows

Choose the doors and windows that suit your space, such as bi-fold, sliding or French doors, and decide where they sit.



Cladding and colours

Pick the exterior cladding and colours to suit your home and garden.



Extras

Add finishing touches such as decking, a canopy, external lighting, kitchen units or a toilet or shower room.

Try it yourself. Design your own garden room in 3D, then send it to us for a free quote.

greatgardenrooms.com/design-your-garden-room



WHAT'S INCLUDED

Everything included as standard

Base | Installation | Electrics | LVT flooring | Heating | Plastering | VAT

Solid foundations

A ground screw foundation or a concrete pad, depending on the condition and suitability of your ground.

Insulated throughout

The walls, roof and floor are fully insulated, keeping your room warm in winter and cool in summer.

Professional interior finish

Plasterboarded, plastered and painted inside, in the paint colour of your choice.

Complete electrics

Consumer unit, sockets, lighting and switches, connected to your house supply, certified and ready to use.

Wall-mounted heater

An electric heater as standard, so you can use your room comfortably all year round.

LVT flooring

Luxury vinyl tile: durable, stylish and easy to look after, whether it's an office, a gym or a living space.









BUILT TO LAST

A timber frame, built for every season

Every Great Garden Room is built with a timber frame and fully insulated throughout the walls, roof and floor, so it stays comfortable and usable all year round, whatever the weather.

- Timber frame, built to your design
- Fully insulated walls, roof and floor
- A-rated double-glazed windows and doors
- No treating, no painting

7 days a week, 9am–5pm

See the quality for yourself: our display garden room at the Failsworth showroom is finished inside and out, and open 7 days a week.





FROM THE GROUND UP

Solid foundations

Every garden room needs a strong, level base, and it's included as standard with every Great Garden Room.







Ground screws or a concrete pad

We install either a ground screw foundation or a concrete pad, choosing between them based on the condition and suitability of your existing ground.

Ground screws can be adjusted to suit a flat or gently sloping site, and they hold the room off the ground with a ventilated space underneath, so rising moisture can't affect it.

Planning, checked for you

Most garden rooms fall under permitted development, and we check your plans and advise at the design visit.

A room with a toilet, shower room or kitchen, or one for sleeping in, may need planning permission or building regulations approval, and we'll advise you.



HOW IT WORKS

From first chat to finished room

01 — **Get in touch** — TODAY

Call us, visit the showroom in Failsworth, or design your room in 3D on our website.

02 — **Free home design visit** — FREE, NO OBLIGATION

We look at your garden, talk through how you'll use the room, and check your plans against the planning rules.

03 — **Your design and exact quote** — AFTER YOUR VISIT

We design the room around you and give you an exact, no-obligation quote.

04 — **Installation** — ABOUT 3 WEEKS

Our team builds your room on site, from the base to the electrics, heating and finished interior.

05 — **Enjoy your room** — ALL YEAR ROUND

Move in and use it all year round, with the heating, electrics and finished interior ready from day one.



PRICE

Garden rooms from

£20,000

depending on size and specification.

The price rises with size and specification, so the bigger the room and the higher the specification, the more it costs. We give you an exact, no-obligation quote after a free home design visit.

Always included in the price

- ✓ Base
- ✓ Installation
- ✓ Complete electrics, connected to your house supply
- ✓ LVT flooring
- ✓ Heating
- ✓ Plastering
- ✓ VAT

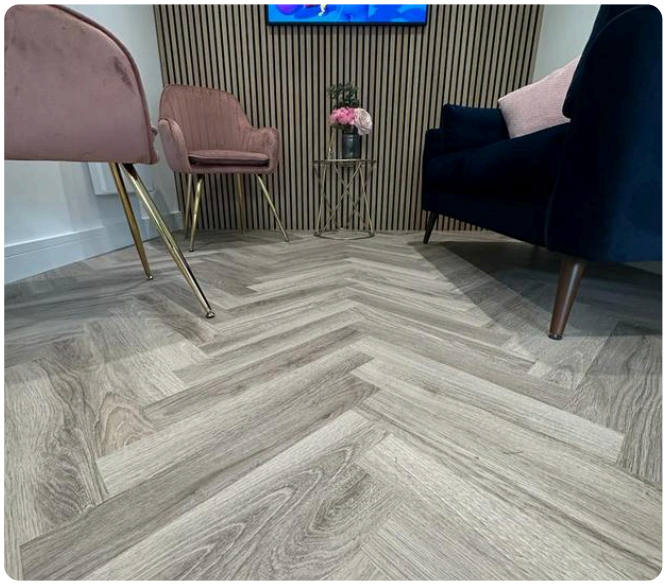
OUR SHOWROOM

See a finished room in Failsworth

Step inside our display garden room, look closely at the cladding, try the doors and talk through your ideas with our team.







ADDRESS	668-670 Oldham Road, Failsworth, Manchester M35 9DU
FINDING US	On Oldham Road (the A62) in Failsworth

SHOWROOM	Open 7 days a week, 9am – 5pm
PHONE	0161 509 9077, lines open 7 days, 9am – 9pm



GET IN TOUCH

Let’s design your garden room

Book a free home design visit, come and see us at the showroom, or give us a call.

CALL

0161 509 9077

Lines open 9am – 9pm, 7 days a week

EMAIL

info@greatgardenrooms.com

SHOWROOM

668-670 Oldham Road, Failsworth
Manchester M35 9DU

Open 7 days a week, 9am – 5pm

ONLINE

greatgardenrooms.com

Book a design visit, request a quote or design your room in 3D

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Registered office: 668-670 Oldham Road, Failsworth, Manchester M35 9DU.