



LONG TREES / PLOT 1 | 12 WELLINGTON ROAD / TIMPERLEY

£1,250,000

Long Trees is an exclusive development of 2 beautifully crafted family homes. Located on the border of Altrincham/Timperley and positioned on Timperley's most prestigious road, Wellington Road, this development is not to be missed.

Each new detached home consists of 5 bedrooms, 5 bathrooms, master bedroom with ensuite, separate dressing area, magnificent open plan kitchen and dining area with family room, living room, utility room and an office. The home also has a large garage, whilst the external areas boasts a large private front and back garden, beautifully landscaped for the discerning client. Each property is approximately 3,000 sq ft (excluding the garage).

DIRECTIONS

Travelling from our Timperley office continue along Stockport Road to the traffic lights, through the lights and at the next traffic lights turn right onto the continuation of Stockport Road (A560) and take the third turning bearing right into Wellington

DESCRIPTION

LONG TREES

ABOUT THE DEVELOPMENT

Long Trees is an exclusive and stunning development of 2 beautifully crafted detached homes, situated on Wellington Road, Timperley, arguably one of Timperley's finest roads. Most certainly a highly desirable and sought-after location. Located less than a 10-minute walk away from the famous and award-winning Altrincham Markets, Long Trees gives you access to a thriving town which benefits from an abundance of stylish restaurants, bars, gyms, golf courses and mainstream shopping facilities. The stylish and charming village of Hale is less than 3 miles away, whilst the lively and bustling village of Timperley is less than 1 mile away.

Each property has been meticulously designed to create a stylish, luxurious and unique home in which the owners will enjoy the very highest standard and quality of living. All materials, specifications and finishes have been carefully chosen to give this development a prevailing sense of grandeur and sumptuousness. The accommodation is arranged over three floors, specially designed for family living. In brief each property has parking for several cars, a large garage, 5 bedrooms, 5 bathrooms, master bedroom with ensuite and large separate dressing area, magnificent open plan kitchen/dining area with family room, living and utility room. Each property has beautiful and private large front and rear gardens, accessed via large bi fold doors for al fresco entertaining.

ABOUT THE DEVELOPER

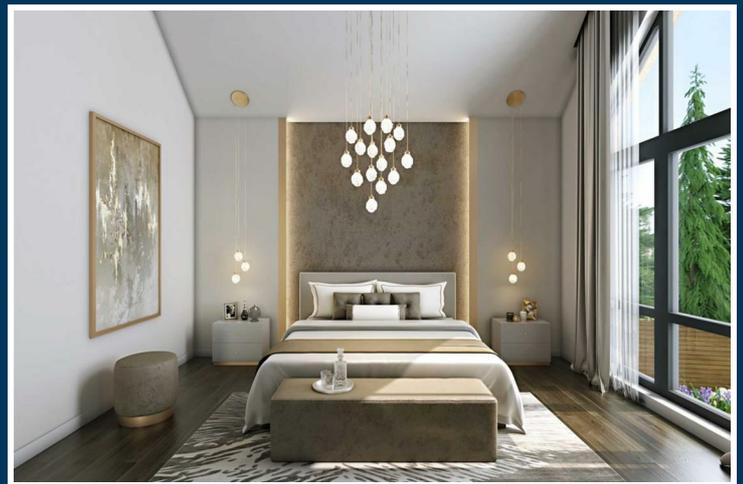
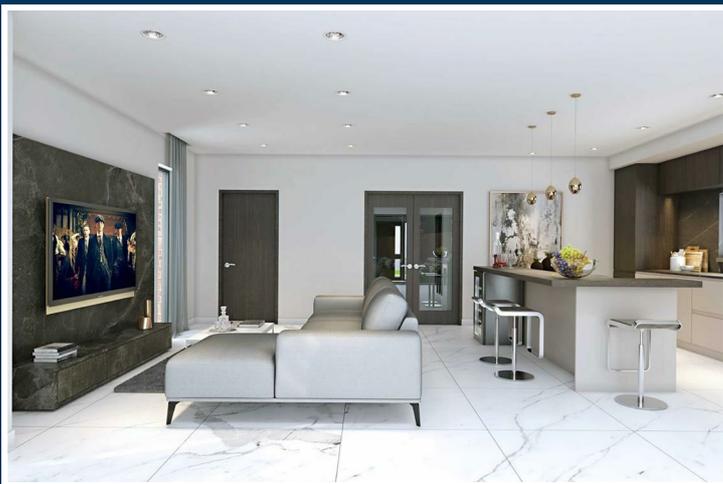
Landmark Living, part of Landmark Property Group Ltd, has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed. We pride ourselves on producing developments that are unique and luxurious whilst our ethos is driven by the pursuit of perfection and extreme attention to detail. Our emphasis is placed on architectural value, quality and design whilst creating living spaces that are functional and harmonious. Care and attention is invested at every stage, from concept through to creation, ensuring that each project is completed with an effortless marriage of design and functionality.

LIFESTYLE AND LOCATION

The location of Long Trees is both calming and tranquil, built on a large plot and set back from the road. Several large and mature trees of different species provide screening to the front of each plot. Altrincham is on its doorstep, with a reputation as an entertainment hub for this part of Cheshire. The town of Altrincham has recently won Best Place To Live' for the last 2 years consecutively. It's not hard to see why as it provides a vibrant mix of independent and artisan restaurants, stylish bars, gastronomy pubs and coffee shops where you can socialise, whilst wining and dining in style. Altrincham is also home to national retailers such as Tesco, Sainsburys, M&S, Next, Waterstones and many more well-known names.

There are several local golf, football, rugby, crickets and lacrosse clubs nearby, whilst Altrincham boasts a number of high-profile gyms and even a leisure centre. There is something for everyone. The area benefits from several beautiful and renowned National Heritage open spaces such as Dunham Park. Cheshire countryside is on your doorstep, so residents can pursue their outdoor activities such as walking and cycling. There are several well-known community playgrounds and large historical parks which are all popular with the surrounding community. Families with children have a wide choice of private and state education establishments on their doorsteps and within walking distance. From Nurseries to primary and secondary schools, the facilities are excellent.

Altrincham Market has been a mainstay of the town for over 700 years, and remains as essential as ever today, winning The Observer's Best Market award in 2015 and was a finalist in the BBC Food & Farming Awards in 2016.



GENERAL SPECIFICATION

Utility room providing worktop space, large storage units & space for washer & dryer
Underfloor heating throughout the Ground Floor
Solid 44mm large timber doors throughout internally
Brushed Metal door furniture
Open plan contemporary solid timber stairs with glass balustrade
Attractive skirting boards and deep moulded architraves
Flush plate, brushed metal light switches & sockets throughout
Mains powered smoke detectors
Pre-wired for Sky & HD
Gas central heating
Master bedroom with en-suite and large separate dressing area
High quality anodised aluminium windows
Large anodised aluminium sliding doors to the rear
Triple glazing to provide precise thermal and acoustic control

KITCHEN

Siematic/German kitchen
Silestone worktops
Siemens/Neff integrated dishwasher, microwave & multifunction oven with grill
Fully Integrated larder fridge
Fully Integrated no frost freezer
Siemens/Neff 4 zone induction hob
Soft motion hinges and drawers
Cutlery insert tray
Pull out waste bins
Brushed steel mixer tap and inset sink
Built in ceiling extractor
Kitchen bar suitable for bar seating
Stunning contemporary sliding rear doors leading into private rear garden
Designer large format Porcelain tiles
Underfloor heating throughout

UTILITY ROOM

Worktop surface area
Laminate doors
Large cupboards for storage
High length cupboards for storage of hoovers, mop or like
Plumbing for washer and dryer

BATHROOMS

Duravit sanitary ware to ensuites and bathrooms
Duravit soft closing toilet seat
Dual flush plate
Designer range heated towel warmers
Luxury large format tiles to floors
Separate walk-in shower with framed glass to master en-suite

EXTERNAL SPECIFICATION

Several parking spaces per house on private driveway
Landscaped gardens to front & rear.
Designed by an award winning practice
Natural grey slate contemporary roof tiles
High quality aluminium windows
High quality aluminium rear sliding doors
Up & down lighting to front & rear
Programmable full security system including PIRs & shock sensors
Fully paved front drive & entrance paving

SECURITY AND HOME PROTECTION

Intruder alarm system
PIR detection
Alarm keypads adjacent to front door Ultra secure 5 point locking system to front door
Alarm is capable of connecting to 3rd party monitoring
Mains fed smoke detectors
10 Year New Home Warranty

DISCLAIMER

Images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at Long Trees. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Landmark Property Group reserves the right to alter layouts and specifications at any time.



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Plot 1



GROUND FLOOR

GARAGE	5.55 x 3.23 meters
ENTRANCE HALLWAY	2.55 x 9.08 meters
LOUNGE	4.48 x 6.31 meters
WC	2.18 x 1.28 meters
UTILITY	2.42 x 1.86 meters
KITCHEN LIVING	4.52 x 6.98 meters
DINING	5.76 x 3.04 meters



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