

101

MANCHESTER ROAD

FIVE ELEGANT 3 BEDROOM APARTMENTS
AND A STUNNING 3 BEDROOM COACH HOUSE



CGI for illustrative purposes only

101

MANCHESTER ROAD

101 MANCHESTER ROAD IS AN ELEGANT DEVELOPMENT OF FIVE THREE-BEDROOM APARTMENTS AND A THREE-BEDROOM ATTACHED COACH HOUSE CRAFTED WITHIN A GRAND PERIOD STYLE MANSION, JUST HALF A MILE FROM WILMSLOW TOWN CENTRE.

The development is a perfect choice for those seeking spacious modern styled living accommodation that offers privacy and convenience, as well as homebuyers looking to downsize but not downgrade their home.

Each home has been expertly designed to offer spacious and light filled interiors that are beautifully finished and equipped with an exceptional standard of specification. Outside, the property is perfectly framed by landscaped communal gardens that incorporate mature shrubs and trees.

Enjoying a prime location in a prestigious setting, 101 Manchester Road benefits from easy access to excellent local shops and amenities, fine dining options, leisure facilities and miles of attractive countryside walks as well as unrivalled road and rail transport links.





LOCATION

WILMSLOW IS THE LARGEST OF THE THREE CORNERS OF CHESHIRE'S FAMED GOLDEN TRIANGLE, PROVIDING A WIDE CHOICE OF SHOPPING, DINING AND LEISURE OPTIONS AND PICTURESQUE COUNTRYSIDE WALKS.

National high street brands include Bang & Olufsen, Lakeland, Caroline Charles, Joules, Waterstones, Boots, Costa Coffee and Hoopers department store, along with supermarkets Waitrose, Sainsburys, Co-op, Tesco Express and M&S Simply Food. There is also a wide range of independent boutiques, hairdressers, beauticians, coffee shops, restaurants, interior shops and jewellers plus essential amenities such as doctors, dentists, banks, a library, post office and leisure centre and an independent cinema, The Rex. A monthly artisan market brings the community together with local producers and offers a fine choice of foods, gifts and crafts.

The nearby villages of Alderley Edge and Hale provide further fine dining and designer shopping options whilst nearby retail parks Handforth Dean, Stanley Green and Cheadle Royal offer big name brands such as Marks and Spencer, Next, John Lewis, TK Maxx and Home Sense as well as superstore branches of Tesco and Sainsburys.

Sporting interests and hobbies are well catered for with clubs and associations for every age and interest. The Wilmslow Guild provides day and evening courses covering everything from soft furnishings and interior design to history and foreign languages.

101 Manchester Road is well placed for local, national and international travel. Approximately 15 minutes away by car is Manchester International Airport and the M56 motorway, which provides access to Manchester City Centre and the M60 and M6 motorways.

Wilmslow train station offers regular local and express services to Manchester Piccadilly and Crewe as well as direct services to Birmingham, Bournemouth, Cardiff Central and London Euston, amongst many others.



THE AREA BENEFITS FROM MANY ESTEEMED EDUCATIONAL ESTABLISHMENTS FOR CHILDREN OF ALL AGES INCLUDING PRIVATE SCHOOLS WILMSLOW PREP AND POWNALL PARK. ALDERLEY EDGE SCHOOL FOR GIRLS, THE RYLEYS AND THE KING'S SCHOOL ARE ALL WITHIN EASY DRIVING DISTANCE.

OVERVIEW

101 MANCHESTER ROAD PROVIDES FIVE LUXURIOUS APARTMENTS WITHIN A CONVERTED GRAND PERIOD RESIDENCE OFFERING A PERFECT BLEND OF CHARM AND MODERN PRACTICALITY.

The property sits back from the road at the end of a private drive and is framed by attractive professionally landscaped grounds and mature trees and shrubs. Each home benefits from two dedicated parking spaces with spaces also provided for visitors.

Within the main building, two apartments are offered on each of the ground and first floors with the top floor dedicated to a penthouse apartment. A grand entrance hall creates a sense of arrival and provides access by lift or stairs to the upper floors.

Ground floor apartments benefit from private garden terraces off the main living areas, whilst the penthouse includes a private south east facing roof terrace and first floor apartment include French doors that open onto Juliet balconies. The Coach House is attached to the main building on the west side and includes a private enclosed dining terrace and garden.

The layout of each home has been carefully considered to maximise space and to channel an abundance of natural light through large picture windows and french doors. Space has been provided to cook, entertain and relax. Generously sized double bedrooms, fully fitted out utility rooms and the addition of a pantry in the Coach House and additional loft storage in Apartment 3 provide ample room for the storage of clothes and other possessions keeping the homes free of clutter and looking fantastic at all times.



APARTMENT 1

THE COACH HOUSE

GROUND FLOOR

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APARTMENT 1

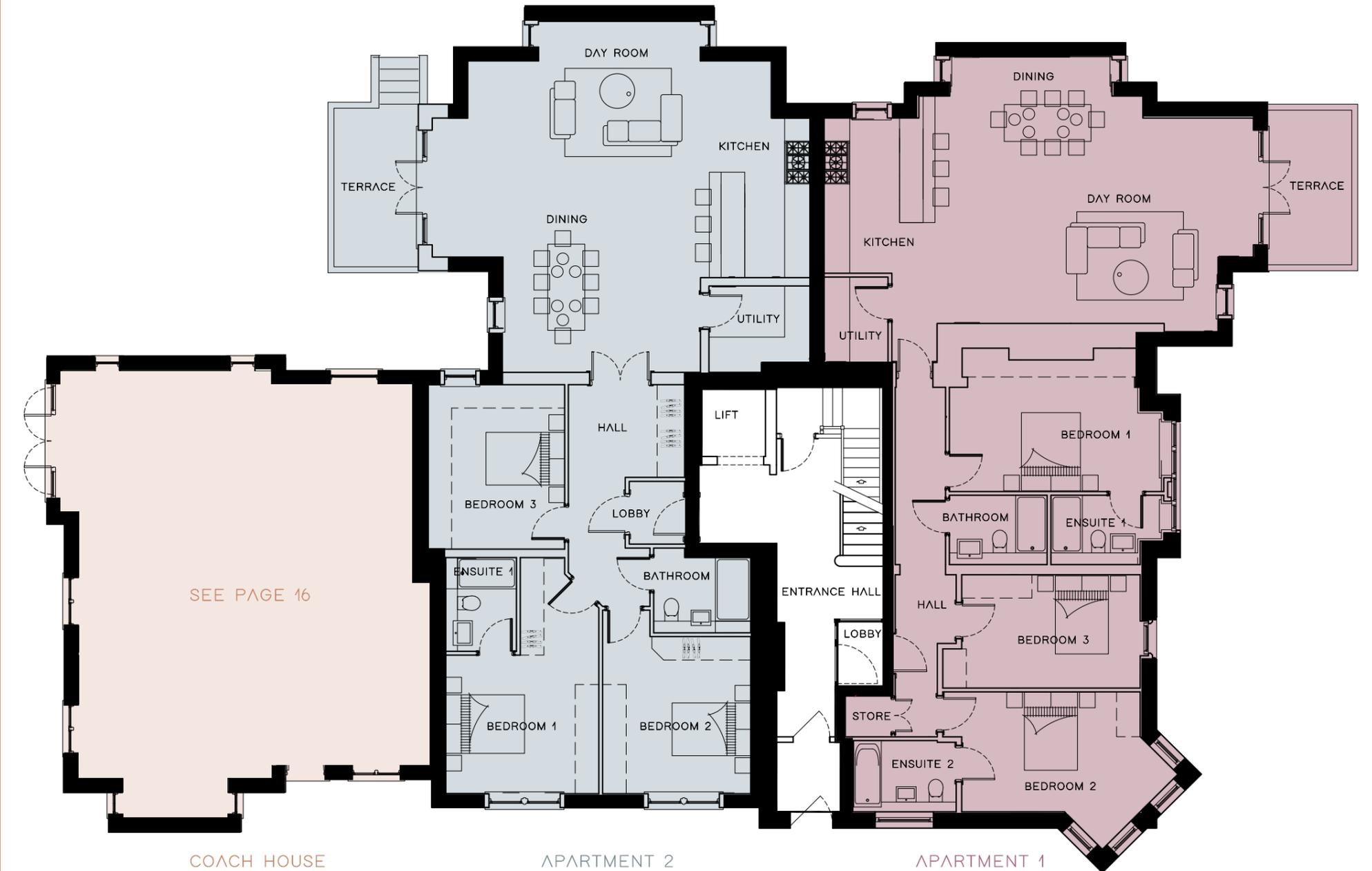
- Ground floor 1604 sq ft apartment
- Large open plan kitchen, dining and living area with French doors opening on to a south east facing private terrace
- Utility room off the kitchen
- Large master bedroom with full height picture window and en suite
- Second double bedroom with feature bay window and en suite
- Third double bedroom
- Main bathroom
- Hall storage cupboard
- Entrance lobby
- Two allocated parking spaces

Kitchen/Dining/Living	10867 x 6785
Utility	1600 x 2162
Bedroom 1	5390 x 3669
En suite 1	2208 x 1774
Bedroom 2	5020 x 3071 (bay 2720 x 1360)
En suite 2	2630 x 1823
Bedroom 3	5020 x 2902
Bathroom	2485 x 1774

APARTMENT 2

- Ground floor 1610 sq ft apartment
- Spacious open plan kitchen, dining and living area with French doors opening on to a private terrace
- Utility room off the kitchen
- Double doors from the hall through to the main kitchen/dining/living area
- South west facing master bedroom with large feature window and an en suite
- Second large double bedroom also south west facing and with large feature window
- Third double bedroom
- Main bathroom
- Spacious hall with area suited for use as a cloakroom
- Entrance lobby
- Two allocated parking spaces

Kitchen/Dining/Living	9563 x 7925
Utility	2525 x 2161
Bedroom 1	3869 x 5998
En suite 1	1775 x 2375
Bedroom 2	3742 x 4676
Bedroom 3	3449 x 4162
Bathroom	2442 x 1902



COACH HOUSE

APARTMENT 2

APARTMENT 1

Dimensions in mm. All to widest point. Floor plans and dimensions subject to change and offered as a guide only.

FIRST FLOOR

APARTMENT 3

- First floor 1700 sq ft apartment
- Large open plan kitchen, dining and living area with French doors opening on to a Juliet balcony
- Utility room off the kitchen
- Large south facing master bedroom with spacious en suite
- Second double bedroom with spacious en suite
- Third south facing double bedroom
- Main bathroom
- Handy cloakroom off the hall
- Hall storage cupboard
- Large loft store (118 sq ft)
- Entrance lobby
- Two allocated parking spaces

Kitchen/Dining/Living	10867 x 6785
Utility	1600 x 2162
Bedroom 1	4540 x 4577
En suite 1	3343 x 2150
Bedroom 2	5390 x 3669
En suite 2	2208 x 1774
Bedroom 3	4570 x 3067
Bathroom	2485 x 1774
Loft store	2505 x 4440

APARTMENT 4

- First floor 1610 sq ft apartment
- Spacious open plan kitchen, dining and living area with French doors opening on to a Juliet balcony
- Utility room off the kitchen
- Double doors from the hall through to the main kitchen/dining/living area
- South west facing master bedroom with en suite
- Second large double bedroom also south west facing
- Third double bedroom
- Main bathroom
- Spacious hall with area suited for use as a cloakroom
- Entrance lobby
- Two allocated parking spaces

Kitchen/Dining/Living	9563 x 7925
Utility	2525 x 2161
Bedroom 1	3869 x 5998
En suite 1	1800 x 2375
Bedroom 2	3742 x 4701
Bedroom 3	3449 x 4162
Bathroom	2442 x 1902



COACH HOUSE
FIRST FLOOR

APARTMENT 4

APARTMENT 3

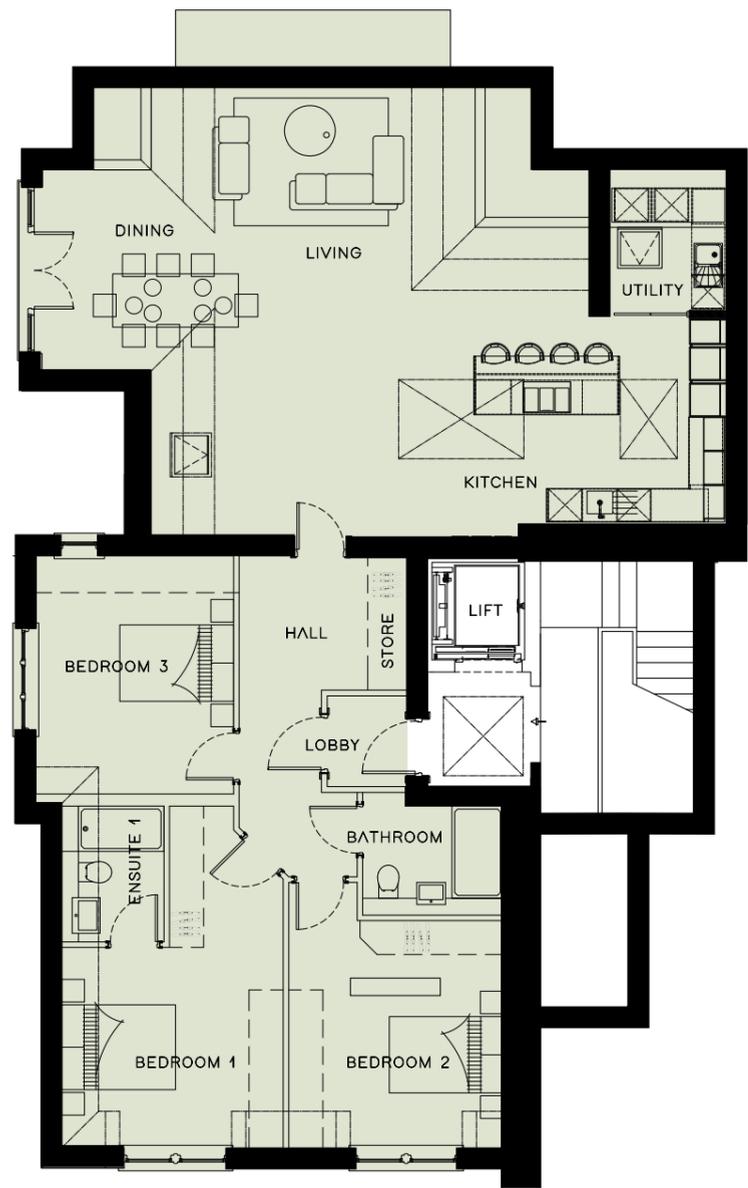
SECOND FLOOR

PENTHOUSE

- Second floor 1636 sq ft penthouse
- Large open plan kitchen, dining and living area
- French doors off the dining area opening on to a west facing Juliet balcony
- Utility room off the kitchen
- Large south facing master bedroom with spacious en suite
- Second double south facing bedroom
- Third double bedroom
- Main bathroom
- Spacious hall with area suited for use as a cloakroom
- Entrance lobby
- Secure eaves storage space
- Two allocated parking spaces

Kitchen/Dining/Living	9588	x	7925
Utility	2095	x	1610
Hall	2932	x	5653
Bedroom 1	3894	x	6023
En suite 1	1775	x	2375
Bedroom 2	3742	x	4676
Bedroom 3	3449	x	4162
Bathroom	2442	x	1902

Dimensions in mm. All to widest point. Floor plans and dimensions subject to change and offered as a guide only



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GROUND FLOOR

- A 1992 sq ft semi-detached home connected to the main apartment building
- Impressive entrance hall with split level staircase to the first floor
- Ground floor cloakroom/WC
- Utility/laundry room off the hall
- South west facing drawing room with feature bay window
- Double doors off the hall through to a large 'L' shaped open plan Kitchen/dining and living room with French doors onto a
- Pantry off the kitchen

Kitchen	3588 x 2997
Dining	4860 x 7128
Day Room	4860 x 3510
Utility	1947 x 1716
Pantry	1300 x 1716
Drawing Room	4890 x 4107
WC/Cloaks	2279 x 2029
Hall	3872 x 4644

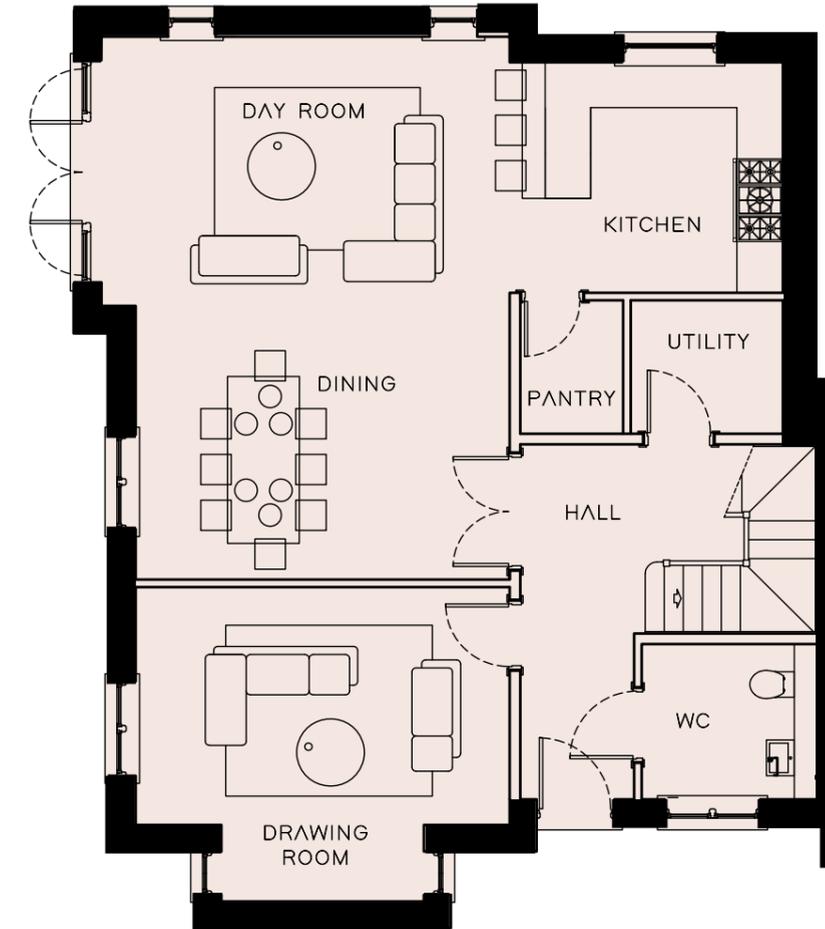
FIRST FLOOR

- Large south west facing master bedroom with French doors opening onto a Juliet balcony plus a dressing room and en suite
- Spacious second double bedroom with en suite
- Large third double bedroom
- Family bathroom
- Linen cupboard off the landing

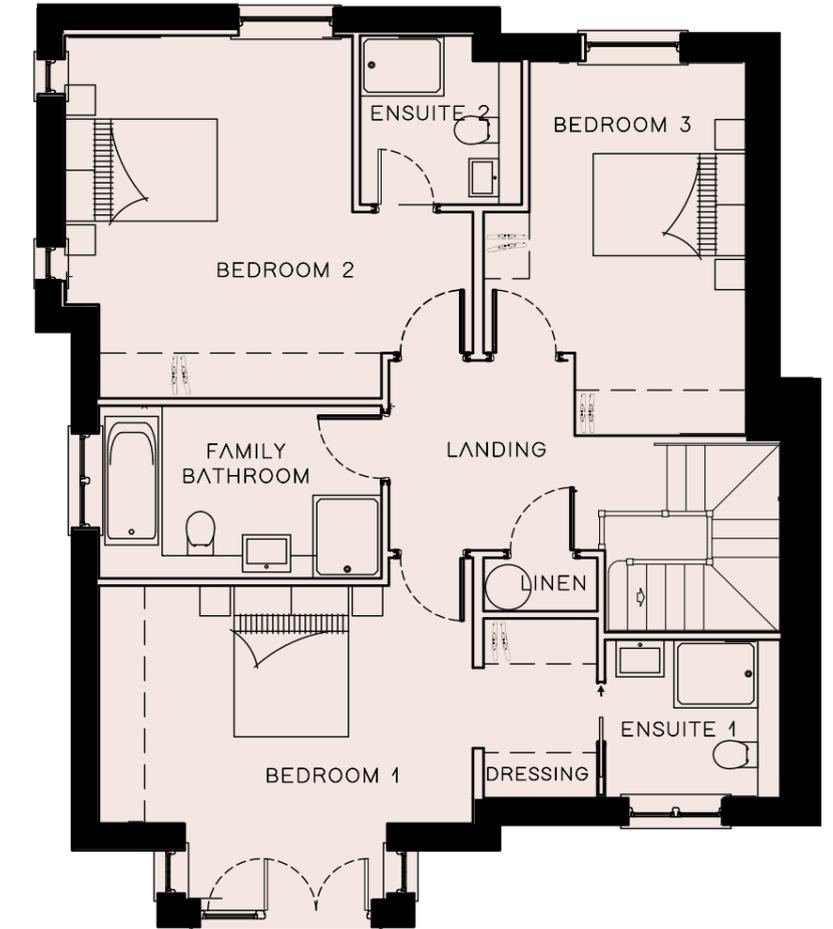
OUTSIDE

- Private enclosed dining terrace and rear garden
- Two allocated parking spaces
- Private entrance separate from the main building

Master bedroom	4860 x 4135
Dressing room	1468 x 2376
En suite 1	2279 x 2044
Bedroom 2	5310 x 4774
En Suite 2	2121 x 2213
Bedroom 3	2822 x 4903



GROUND



FIRST

SPECIFICATION

KITCHENS

The kitchens at 101 Manchester Road are the work of leading design studio Stuart Frazer Kitchens.

A bespoke scheme has been created for each space incorporating sleek contemporary style handleless furniture from SieMatic's SLC range fitted with under unit LED lighting and topped with beautiful Corian worksurfaces.

Accommodated in each scheme are a range of integrated appliances by NEFF, including a single oven, combi microwave, induction hob, dishwasher and fridge freezer. The penthouse benefits from a wine cooler and an additional under counter integrated freezer.

Utility rooms benefit from generous built in storage topped with laminate work surfaces.

BATHROOMS

All bathrooms and en suites at 101 Manchester Road feature contemporary furniture and brassware by Italian inspired designers, Tissino. A bespoke scheme has been crafted for each space incorporating high quality sculptural sanitaryware with luxurious finishing touches, such as soft close seats, sleek storage solutions and minimalist shower units with rain shower heads and dual controls.

Complementing each scheme are striking architectural style glazed ceramic tiles in chic colour choices. Each bathroom and en suite features ceramic floor tiles with full height wall tiling to the shower and bath areas, and half height tiling elsewhere.



SPECIFICATION

ELECTRICAL

- Generous supply of power sockets in brushed chrome, some with USB ports
- White plastic sockets located behind integrated appliances and in store rooms, where provided
- Light switches in brushed chrome, including some with dimmer switches
- Adjustable inset LED lighting finished in white to kitchens/dining/living areas, bathrooms and en suites
- Fixed inset LED lighting in the bedrooms
- Entrance doorbell to each apartment and the Coach House

HEATING

- Combination of underfloor heating and thermostatically controlled electric panel heaters
- Tissino wall mounted ladder radiators in anthracite in all bathrooms and en suites

COMMUNICATIONS

- TV points to all properties capable of delivering digital terrestrial and Sky Q (subject to relevant subscriptions)
- BT telephone points in the hallway and living area

SAFETY & SECURITY

- Audio entry system provided to the main apartment building with key fob access for residents
- The Coach House and main apartment building are fitted with a Hormann Garador Frontguard pro FGS700 modern front door with 5-point security locking system
- Security alarm with PIR detectors and door contacts fitted to the Coach House
- Mains operated smoke alarms with a battery back-up installed throughout each property and in all communal areas of the apartment building
- Fire alarm system to the apartment building

This specification is provided as a guide to the quality of the finish offered within the homes at 101 Manchester Road and may be subject to change as build progresses. Please ask our sales agents for the most up-to-date specification guide.



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INTERNAL FINISHES

- Woodwork finished in white satinwood
- Internal walls finished in a neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion
- Cotswold grey cottage style internal doors with polished chrome handles and fittings
- Contemporary profiled skirting and architrave throughout
- Contemporary glass balustrade fitted to the staircase in the Coach House
- Tiled floors to kitchens, bathrooms and en suites
- Bathrooms benefit from full height tiling to wet areas and half height tiling elsewhere.
- Full height tiling throughout the master bedroom en suites.

INTERNAL COMMUNAL AREAS (APARTMENTS)

- Stockholm Ultimate external doors to all apartments
- Passenger lift with a separate staircase
- High quality, durable carpets with complementary floor finishes and attractive décor
- Secure post boxes for each apartment located in the entrance lobby

EXTERNAL AREAS

- The property is surrounded by hard and soft landscaping incorporating parking for residents (2 spaces per property) and visitors.
- External bollard lights and wall lights are provided to the parking areas and walk ways

TENURE

- The property is leasehold
- A service charge applies to all homes at 101 Manchester Road for the ongoing maintenance of all internal and external communal area and services within the buildings. Please ask for details.

WARRANTY

- The property is protected by a 10-year warranty. This is in addition to the defects period provided by HC Developments. Please ask for further details.

LANDSCAPING

101 Manchester Road benefits from a landscaped 'Zen' garden which is exclusive to residents. Hard and soft landscaping has been combined with considered planting schemes and seating areas creating a green space perfect for reading or quiet contemplation.



HC DEVELOPMENTS

HC Developments is based in Hale and specialises in high-quality, aspirational homes in prime locations across the North West, with a focus on Manchester and Cheshire. In the last two years the company has delivered over 200 new homes in prominent towns and villages such as Wilmslow, Alderley Edge, Sale, Frodsham, Mossley, Rudheath, Oldham, Sandbach and Crewe.

HC Developments works closely with the leading experts in architecture, planning and development delivery to create contemporary homes perfectly suited to modern living.

Meticulous market research, careful site selection and intelligent and innovative design are combined with high quality build craftsmanship and an extensive specification to produce highly desirable homes that respond to the requirements of local homebuyers.

housecrowd-developments.com



how to find

101 MANCHESTER ROAD

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WILMSLOW

CHESHIRE

SK9 2JH

enquiries

To find out more or register your interest:

Call: 0161 529 9922

Email: sales@specialistpropertysolutions.co.uk

Visit: housecrowd-developments.com



Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and HC Developments reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with HC Developments.

Important Notice: HC Developments operates to a strict Health and Safety policy. Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative from HC Developments. No admittance will be given to unauthorised visitors. To view a development please make an appointment by calling SPS on 0161 529 9922.