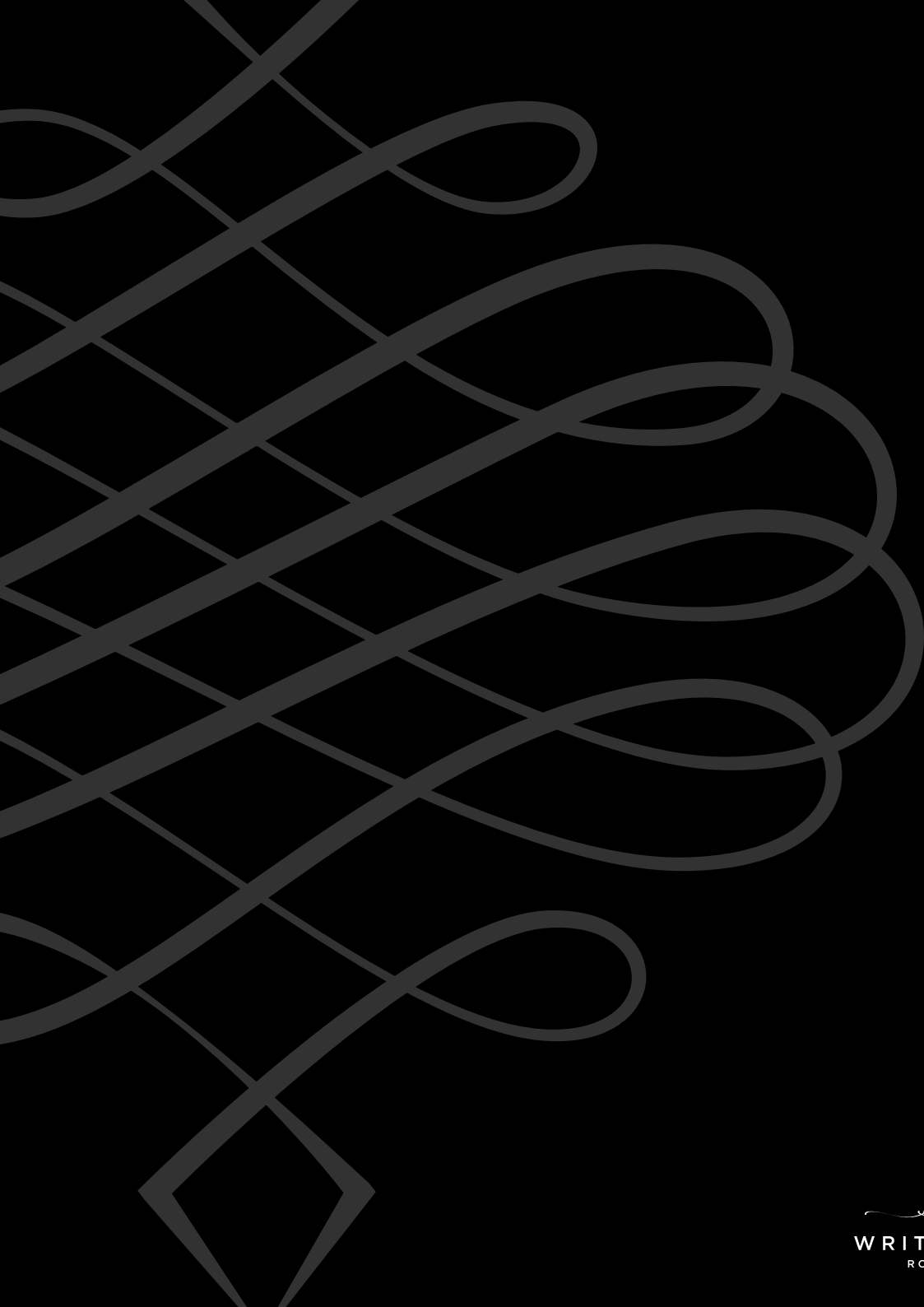


WRITERS'
ROW



LUXURIOUS HOMES AND APARTMENTS IN THE HEART OF HALE



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A NEW CHAPTER

*W*riters' Row is an exclusive collection of eight elegant new homes offering a rare and highly desirable combination of traditional exteriors, contemporary interiors and truly superior specifications.

Six three-bedroom semi-detached houses and two spacious two-bedroom apartments have been expertly crafted with a desire only to deliver high quality, beautifully finished internal and external living spaces that are ready to enjoy from the day you move in.



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HALE ADVANTAGE

Set on Leigh Road and Addison Road, Writers' Row enjoys a premium position just off Hale's main high street so is perfectly positioned for those looking to enjoy the many shopping, dining and drinking options that Hale is renowned for. Hale train station is a mere five minutes walk away and the M56 is less than a ten minute drive, putting both city and countryside within easy reach.



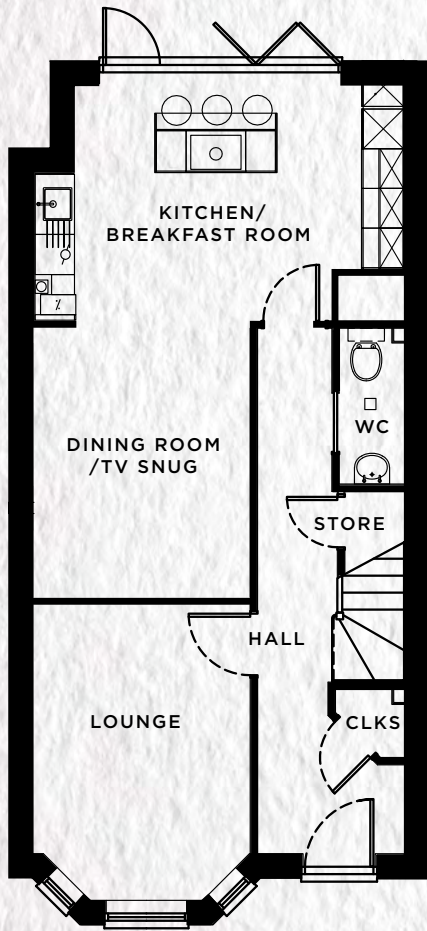
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ADDISON ROAD REAR ELEVATION



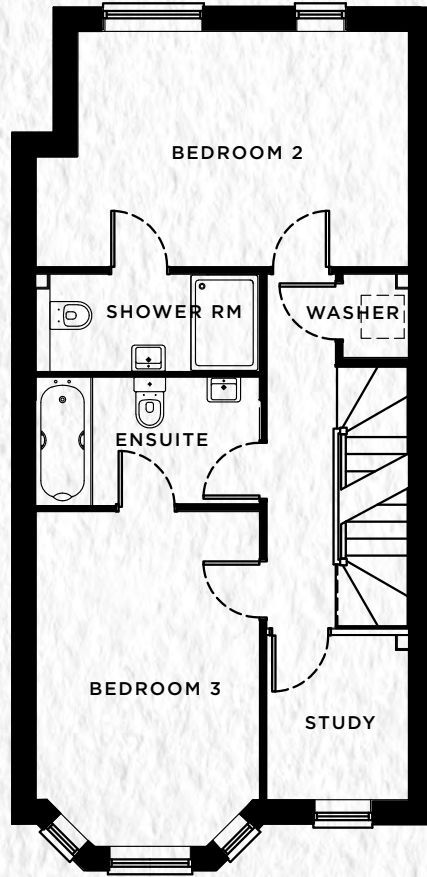
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ADDISON ROAD



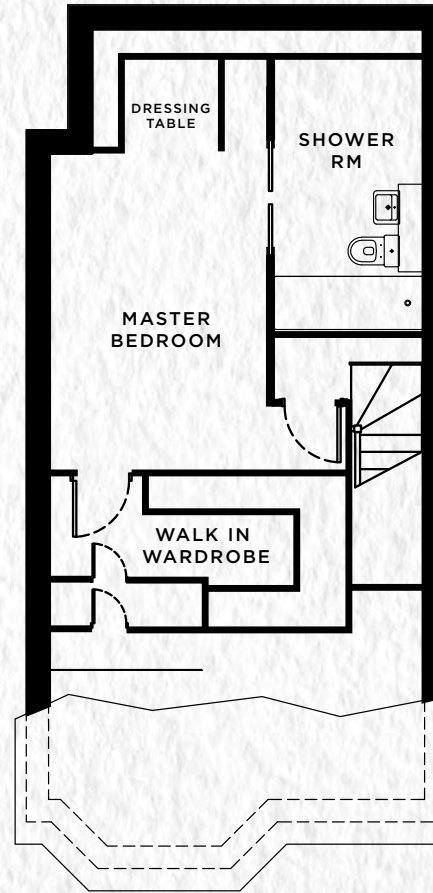
GROUND

Hall	2025 x 6985
Cloaks	970 x 910
Lounge	2875 x 3625
Dining/TV Snug	2065 x 2605
Kitchen/Breakfast	4455 x 3195



FIRST

Bed 2	4455 x 3155
Bed 3	2975 x 3895
Study	1915 x 2215
Ensuite	2975 x 1835
Washer	915 x 1145
Shower Room	2975 x 1175



SECOND

Master Bedroom	3935 x 5640
Walk In Wardrobe	3935 x 2235
Shower Room	1975 x 3795

(all max sizes) (width x length) in mm

With a nod to the Victorian architecture prevalent in the Hale area, the three-bedroom houses welcome you with attractive period styling, including grand bay windows to the ground and first floors. Through the front door is a spacious entrance hall that is kept clutter free thanks to ample storage offered in a cloakroom and understairs store, it also offers access to a separate WC and the upper floors of the home.

From the hall, you can lead guests through to a spacious lounge which is flooded with natural light during the day from the large bay window.

A stylish dining room or cosy TV snug is accessed through concealed pocket doors and leads through to a kitchen/breakfast room with sleek, modern SieMatic kitchen. Not only is this a lovely space for daily friends and family get togethers, on dry days a set of bi-fold doors can be fully opened to extend the entertaining on to a stunning outdoor living room and lifestyle space.

So much more than just a garden, this outdoor area has been expertly designed and landscaped to create built-in seating, a fire pit, a dining area and low maintenance planting and artificial grass. Reached via the main hall or through the kitchen, this spectacular and unexpected space is the perfect spot to enjoy a morning coffee, brunch, lunch, an evening soiree, or just to relax and unwind with family and friends.

Upstairs there are two generous double bedrooms, both en suite, as well as a home office or nursery and a useful store cupboard. The top floor boasts a magnificent master bedroom, with walk in wardrobe and en suite shower room.



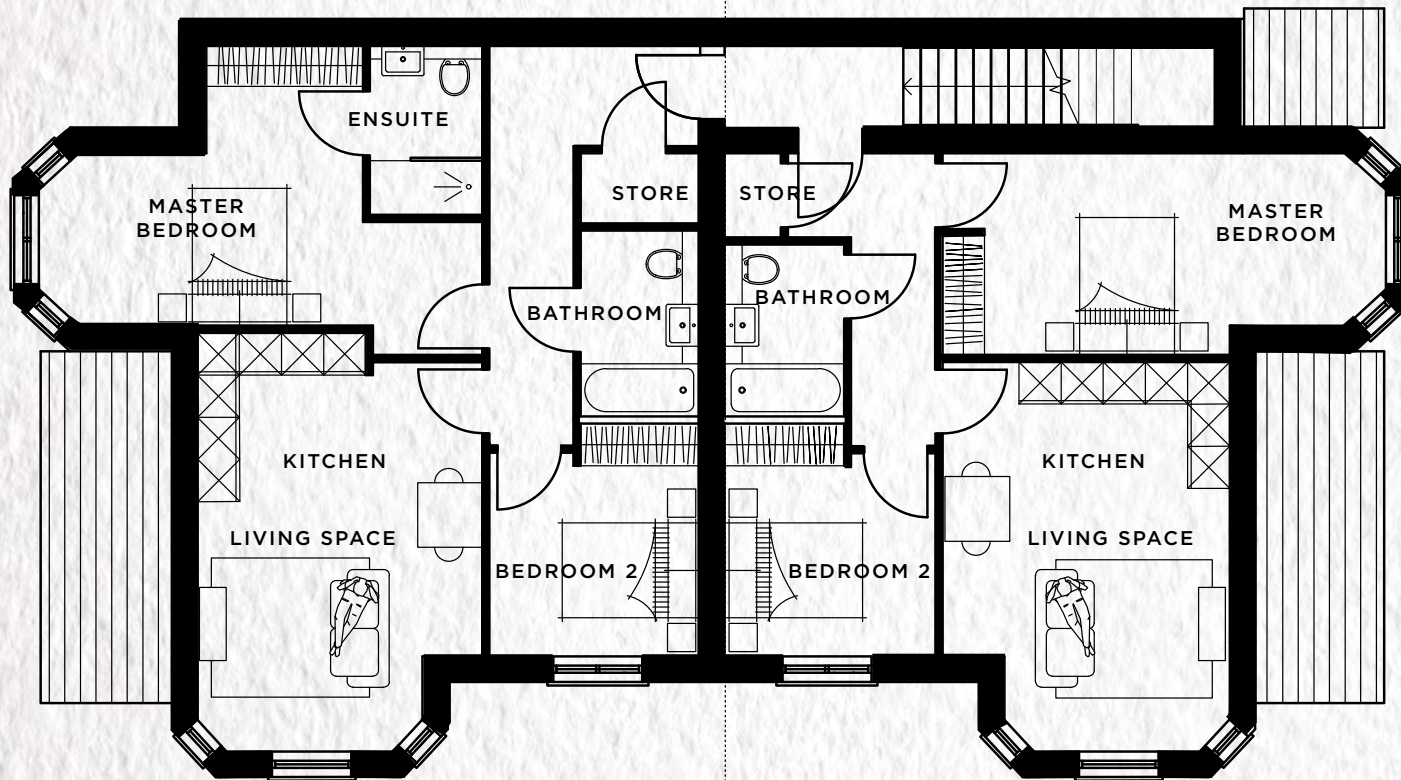
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LEIGH ROAD APARTMENTS AND RETAIL UNITS



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LEIGH ROAD



APARTMENT 1

Hall	1025	x	5410
Store	1837	x	1190
Bathroom	1837	x	2550
Living/Kitchen	3911	x	5721
Master Bedroom	5980	x	4006
Ensuite	1525	x	2338
Bed 2	2937	x	3395

APARTMENT 2

Hall	1025	x	3970
Store	763	x	1178
Bathroom	1838	x	2350
Living/Kitchen	3911	x	5393
Master Bedroom	6001	x	2909
Bed 2	2937	x	3395

(all max sizes) (width x length) in mm

Situated on Leigh Road, above new high quality contemporary retail premises, are two stylish two-bedroom apartments.

Benefitting from a dedicated entrance, accessible only by apartment residents, they are accessed via a single flight of stairs that leads to a private landing. Each apartment has its own secure front door that opens onto an 'L' shaped hallway with built in store cupboard.

An open plan kitchen and living room features a bay-window providing a perfect vantage point over Leigh Road and its connection with Ashley Road. There is a further bay window in the vast master bedroom, along with an ensuite shower room to apartment 7a. A second double bedroom is provided along with a large main bathroom.



SPECIFICATION



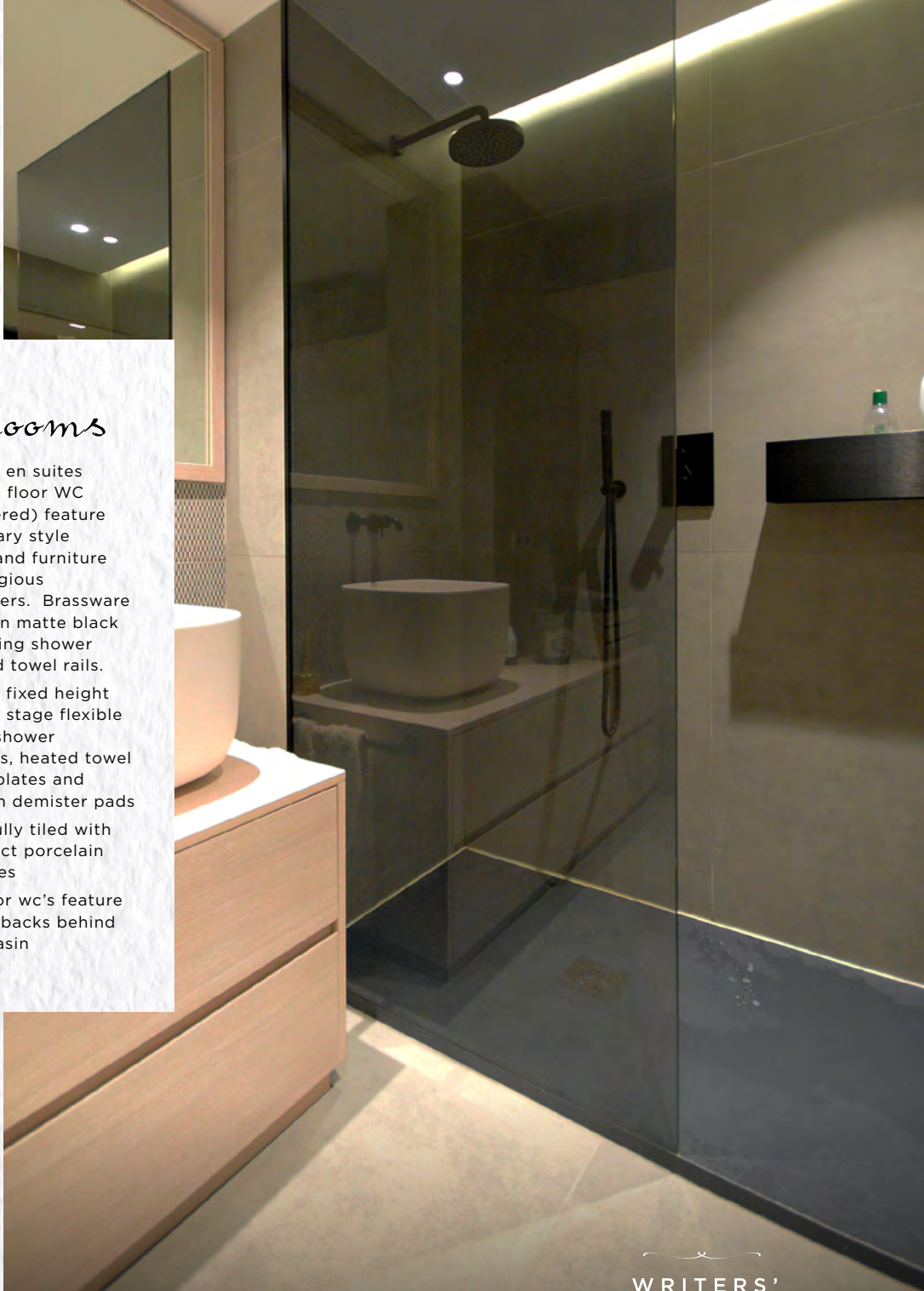
Sleek handleless kitchen units from **SieMatic**

Kitchens

- Sleek handleless kitchen units from SieMatic's SLC range comprising a range of wall and base units as well as full height units where integrated cooking and refrigeration appliances are provided
- Base units are topped with beautiful Silestone work surfaces in a complementary colour tone and incorporate an undermount sink and Quooker 3-in-1 instant hot water tap
- A range of energy efficient integrated appliances are provided, including a NEFF single oven and combination oven in the houses and a NEFF single oven and microwave in the apartments. All properties include a BORA Pure induction hob with integrated extractor, under counter wine cooler, dishwasher and fridge/freezer
- The kitchen is finished in contemporary style floor tiles



Kitchen apartment CGI



Bathrooms

- Bathrooms, en suites and ground floor WC (where offered) feature contemporary style brassware and furniture from prestigious manufacturers. Brassware is finished in matte black with matching shower screens and towel rails. Offered are fixed height and second stage flexible additional shower attachments, heated towel rails, flush plates and mirrors with demister pads
- Walls are fully tiled with marble effect porcelain rectified tiles
- Ground floor wc's feature tiled splashbacks behind the hand basin

Heating, lighting & electrical

- All homes and apartments are provided with an energy efficient combination boiler delivering underfloor heating (to the ground floor of houses only) with stylish radiators elsewhere
- The ground floor and principal bedroom includes feature perimeter lighting with zone control
- A combination of recessed LED downlighters and pendant lights will be provided elsewhere, according to the style and function of each space
- Stairs in homes feature concealed feature lighting along treads
- All visible light switches and power sockets are finished in anthracite, with white plastic elsewhere

Safety & security

- Each of the homes and apartments features a 'secure by design' multi lever lock external door
- All properties are fitted with mains connected smoke alarms with a battery back up
- All homes feature RING entrance doorbell with video and audio security
- A security alarm has been fitted to every property

Internal decor

- Each of the interior doors has been finished in polished matte black with contrast chrome handles to provide a sleek modern finish
- Reception rooms on the ground floor feature matching doors with glazed panels
- Walls and ceilings are professionally finished in a neutral shade of emulsion
- All woodwork has been professionally finished in satinwood
- All ground floor areas in the houses have been finished in contemporary wood plank effect tiles

External

- Parking spaces have been fitted with EV charging stations
- The rear gardens of all homes have been professionally styled with hard and soft landscaping, built in seating areas and low maintenance artificial grass

Warranty

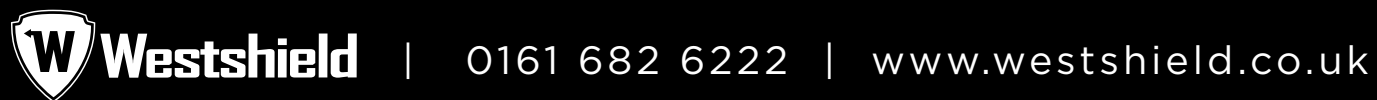
- All properties benefit from a 10 year warranty from ICW



FOR FURTHER INFORMATION



CONTACT SPS ON 0161 529 9922



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 the developer 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 the agent.

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