



# MACHIN PLACE

stylish spacious elegant



# MACHIN PLACE

scenic exclusive convenient

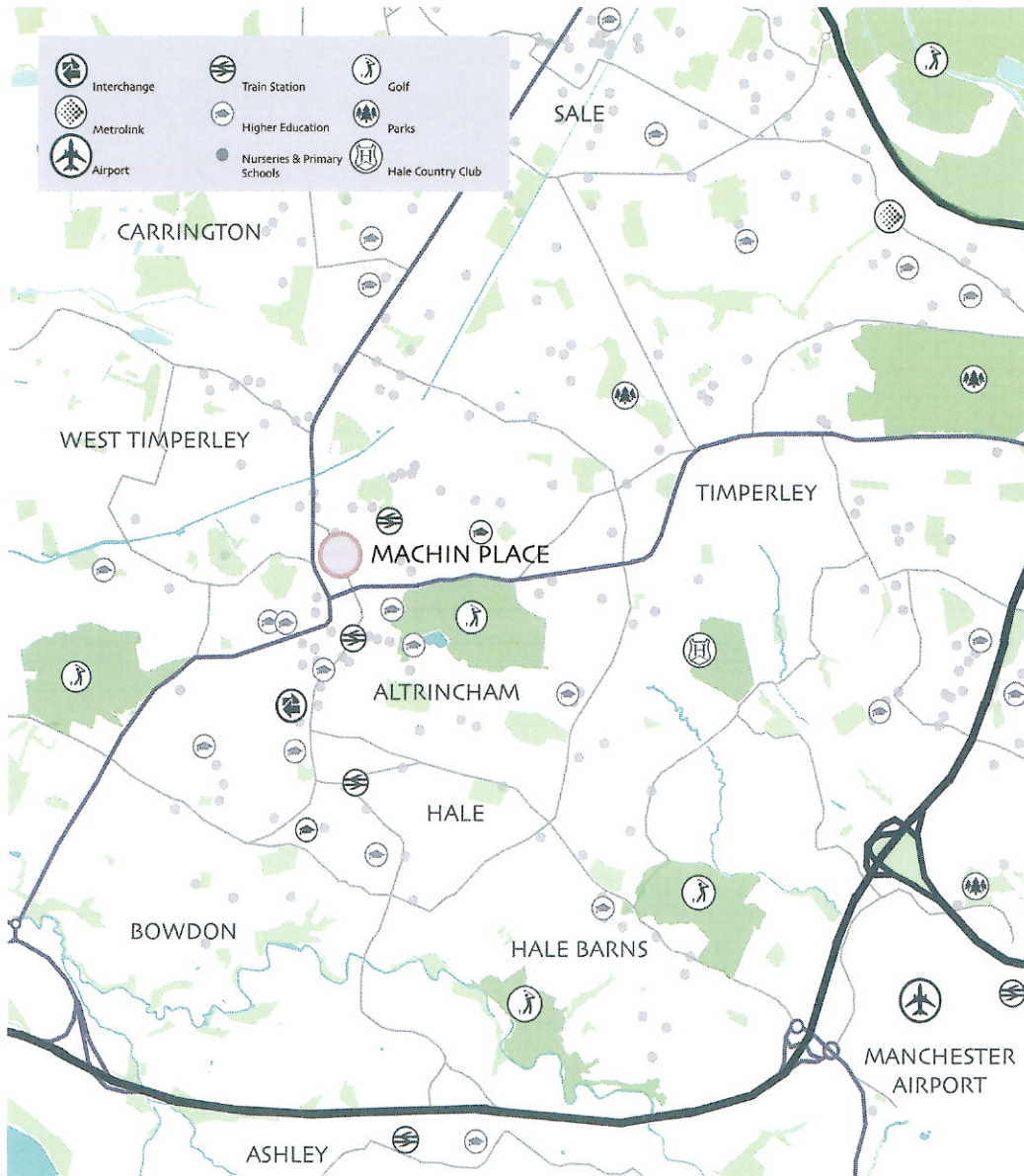
Welcome to Machin Place - a brand new development of 8 prestigious, 4 and 5 bedroomed homes.

Machin Place combines the ultimate in convenience with an enviable position. This exclusive development is a short walk from the heart of Altrincham, yet overlooks the delightful open space of the Green, edged with cherry trees which mark out the seasons. It's a beautiful aspect for any home.

Privacy and security are important features and the development benefits from being fully gated, with automated access and visitor intercom.

Each home comes with up to two dedicated parking spaces together with a private rear landscaped garden, screened by attractive timber and masonry panels. The landscaped site benefits from appealing, open views to all sides.





Convenience is one of the major reasons for choosing to live at Machin Place.

Within 10 minutes' walk is the newly opened Altrincham Interchange - a multi million pound transport hub comprising bus, railway and Metrolink stations providing excellent connections into Manchester City Centre, Chester and the surrounding towns and villages.

The M56 (junction 7) is 10 minutes away by car with the M6 (junction 19) accessible in less than 20 minutes. Manchester Airport is less than 5 miles away; about 15 minutes by car.

Altrincham has a fine array of shopping facilities. As well as the charm of its market, its high street offers many well known top brand multiples, including Marks & Spencer and House of Fraser.

There's an increasing number of excellent bars and restaurant to choose from. The conversion of the Old Market House into a Premium Food Court has been a spectacular success and is known throughout the region.

A further 10 minutes on foot takes you to Hale Village with its stylish, tranquil village atmosphere by day and sophisticated night life.

The area boasts numerous golf and country clubs, providing sports, health and spa facilities in desirable surroundings and is served by a range of sought-after state and private schools for all ages.

All these elements come together at Machin Place - making it the perfect lifestyle choice.



# DESIGNED FOR LIVING

light elegant contemporary

## Kitchen

- Schuller high gloss handleless units
- Contemporary slim line quartz worktops and up-stands
- Inset one and a half bowl sink with monobloc mixer tap
- Neff or Lux Air integrated cooker hood
- Neff integrated multifunction oven
- Neff integrated combi microwave
- Neff 4 zone induction hob
- Neff integrated dishwasher
- Integrated full height fridge
- Integrated full height freezer
- Glass splashback to hob (where applicable)

## Utility

- Schuller high gloss handleless units
- Sink with monobloc mixer tap
- Plumbing for integrated washer/dryer







## Bathrooms

- Duravit sanitary ware
- Porcelain floor tiles
- Separate walk in shower cubicles
- Glass shower screen over bath
- Alcove mirror
- Chrome bathroom accessories, mixer taps and showers

## Electrical and heating

- Cat 5 connected
- Sky TV satellite connection ready
- Efficient mega flow gas central heating boiler system
- TV aerial connection in living areas and bedrooms

## Security and warranty

- Fully gated site
- Automated access and visitor-intercom
- Alarm system per property
- Secure car park
- External lighting
- 10 Year NHBC Buildmark Warranty



# The Houses

# MACHIN PLACE

House No.	Kitchen	Utility	WC	Living Room	Bathroom	Bedrooms	Ensuites	Study	Sq. m	Sq. ft
No. 1	✓	✓	✓	✓	✓	4	1	-	138	1,485
No. 2	✓	✓	✓	✓	✓	4	1	1*	156	1,679
No. 3	✓	✓	✓	✓	✓	4	2	1	151	1,625
No. 4	✓	✓	✓	✓	✓	5	2	-	164	1,765
No. 5	✓	✓	✓	✓	✓	4	2	-	138	1,485
No. 6	✓	✓	✓	✓	✓	5	2	-	164	1,765
No. 7	✓	✓	✓	✓	✓	4	1	1	146	1,571
No. 8	✓	✓	✓	✓	✓	4	1	-	146	1,571

## STYLISH

Our designers have gone to considerable lengths to ensure that Machin Place offers some of the most stylish and sought-after new homes in the area.

## UNIQUE

Each home is unique and individually planned, with ample accommodation carefully designed to take advantage of the attractive open views and enviable aspect.

## SPACIOUS

From their elegant external appearance to the spacious and comprehensively equipped interiors, these beautiful homes provide comfortable, modern living at its best.

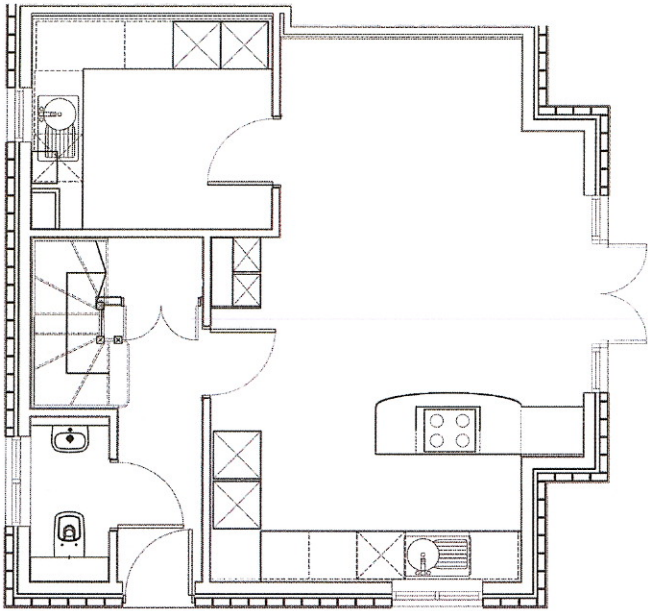
\*This Study could be used as an additional single bedroom.

Dimensions are approximate and the maximum for the room shown. All details are indicative only; they should not be relied on as an exact description and are provided without any liability to prospective or actual purchasers. Fitted and other furniture shown is illustrative only and is not included. Nothing herein constitutes an offer, a representation, a contract term or a warranty.



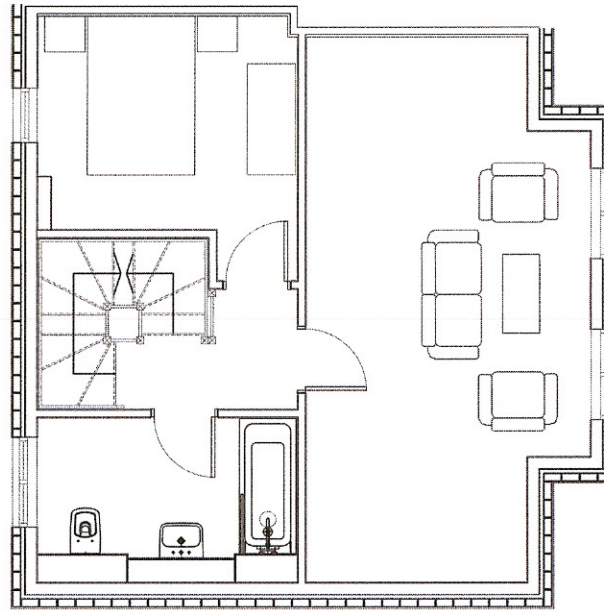
No. 1

# MACHIN PLACE



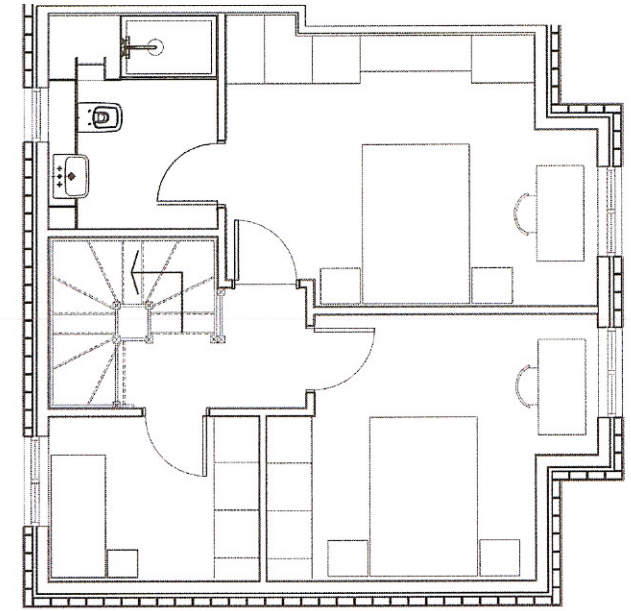
## GROUND FLOOR

Kitchen	m	ft
	6.8 X 4.6	22'3" X 15'1"
Utility	3.0 X 2.7	9'1" X 8'1"
WC	2.0 X 0.9	6'6" X 2'1"



## FIRST FLOOR

Living	m	ft
	6.8 X 3.5	22'3" X 11'5"
Bedroom 3	2.7 X 3.2	8'1" X 10'5"
Bathroom	3.2 X 2.0	10'5" X 6'7"



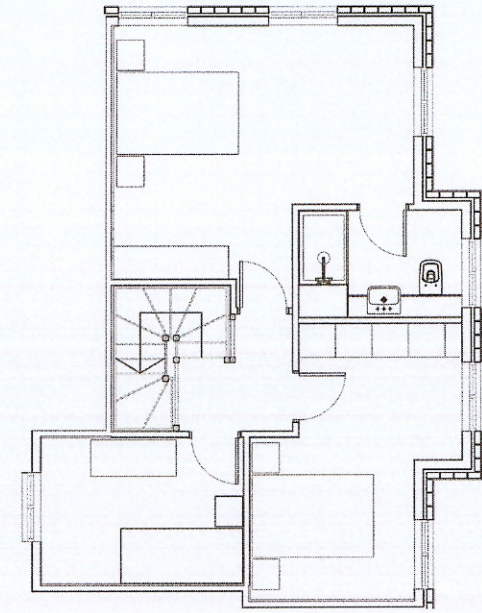
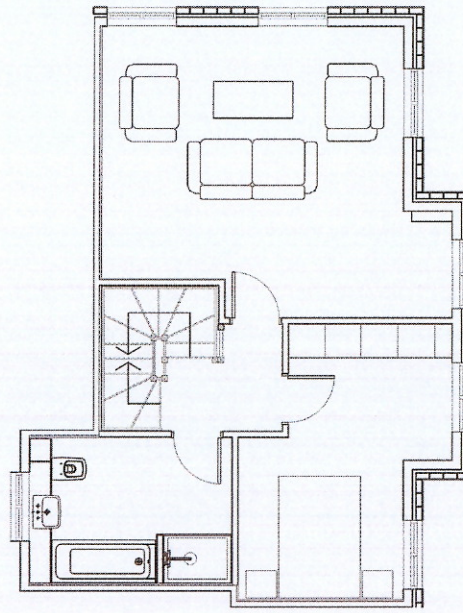
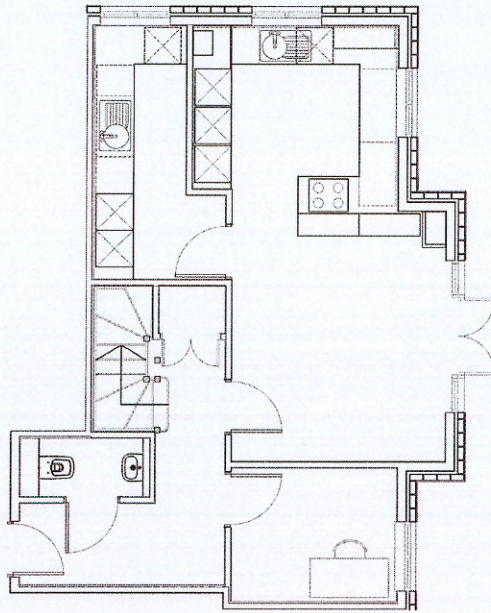
## SECOND FLOOR

Master Bedroom 1	m	ft
	4.6 X 3.1	15'1" X 10'2"
Ensuite	2.7 X 2.1	8'10" X 6'10"
Bedroom 2	4.1 X 3.3	13'5" X 10'9"
Bedroom 4	2.6 X 2.0	8'6" X 6'6"



No. 2

# MACHIN PLACE



## GROUND FLOOR

Kitchen	m	ft
	7.1 x 3.3	23'3" x 10'9"
Utility	4.1 x 2.2	13'5" x 7'2"
Study	2.7 x 2.2	8'1" x 7'2"
WC		

## FIRST FLOOR

Living	m	ft
	5.7 x 4.8	18'8" x 15'8"
Bedroom 3	4.5 x 2.7	14'9" x 8'1"
Bathroom	3.3 x 2.4	10'9" x 7'1"

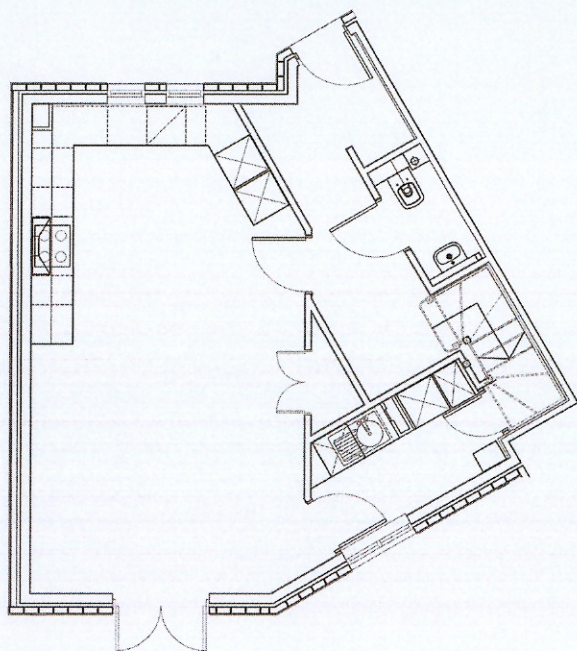
## SECOND FLOOR

Master Bedroom 1	m	ft
	4.9 x 4.1	16'0" x 13'5"
Ensuite	2.6 x 1.7	8'6" x 5'6"
Bedroom 2	4.5 x 3.5	14'9" x 11'5"
Bedroom 4	3.3 x 2.4	10'9" x 7'1"



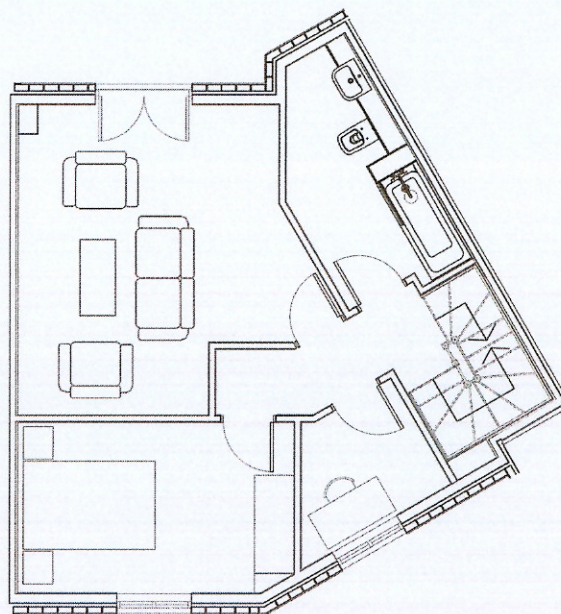
No. 3

# MACHIN PLACE



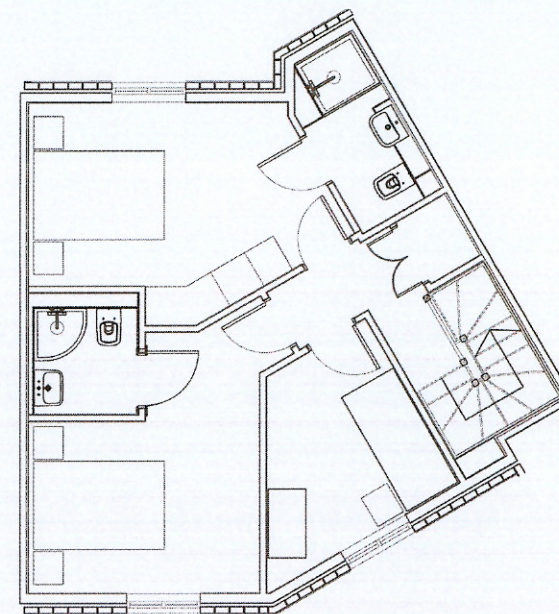
## GROUND FLOOR

	m	ft
Kitchen	7.5 x 4.1	24'7" x 13'5"
Utility	4.1 x 1.7	13'5" x 5'6"
WC	2.0 x 0.9	6'6" x 2'11"



## FIRST FLOOR

	m	ft
Living	4.7 x 4.2	15'5" x 13'9"
Bedroom 3	4.2 x 2.6	13'9" x 8'6"
Study	2.6 x 1.8	8'6" x 12'9"
Bathroom	3.9 x 2.0	12'9" x 6'6"



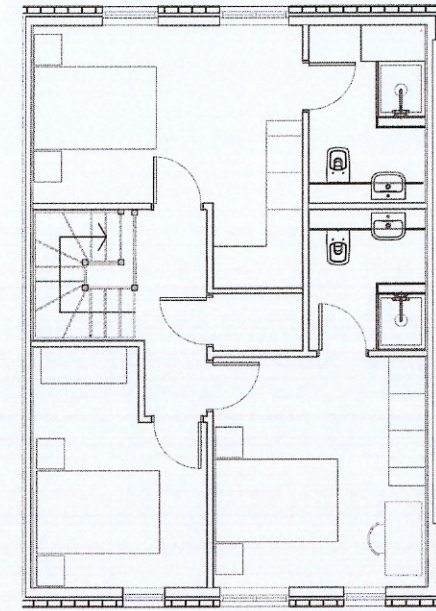
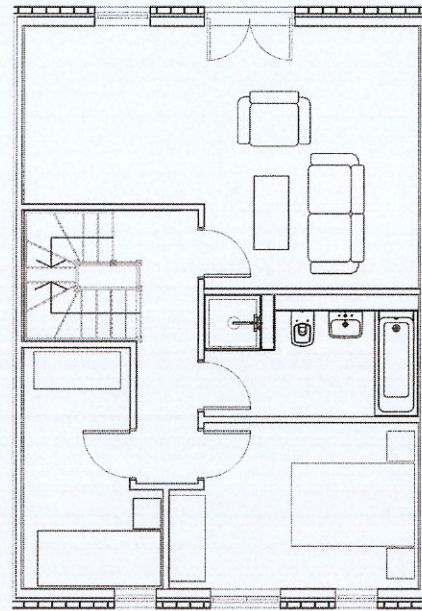
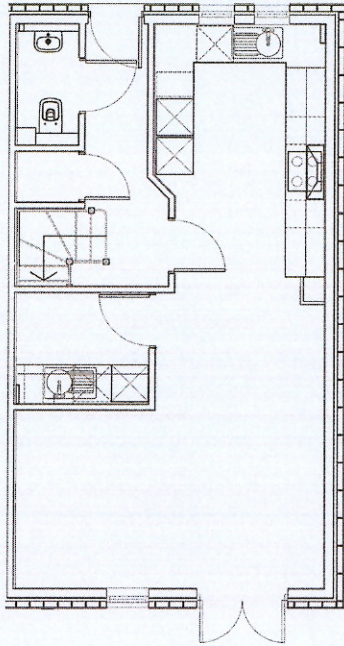
## SECOND FLOOR

	m	ft
Master Bedroom 1	4.2 x 2.8	13'9" x 9'2"
Ensuite	2.7 x 1.4	8'11" x 4'7"
Bedroom 2	4.5 x 3.5	14'9" x 11'5"
Ensuite	1.8 x 1.6	5'10" x 5'2"
Bedroom 4	2.8 x 2.9	9'2" x 9'6"



No. 4

# MACHIN PLACE



## GROUND FLOOR

	m	ft
Kitchen	9.1 x 5.0	29'1" x 16'4"
Utility	2.1 x 1.8	6'1" x 5'1"
WC	1.9 x 1.0	6'2" x 3'3"

## FIRST FLOOR

	m	ft
Living	6.4 x 4.2	20'11" x 13'9"
Bedroom 3	4.0 x 2.7	13'1" x 8'1"
Bedroom 5	3.8 x 2.3	12'5" x 7'6"
Bathroom	3.4 x 1.9	11'1" x 6'2"

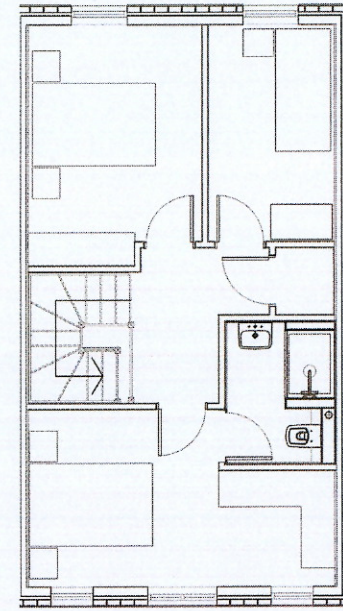
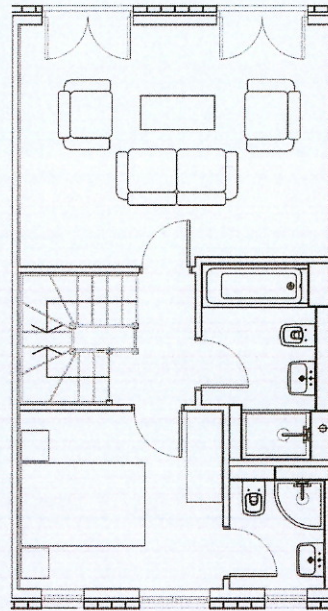
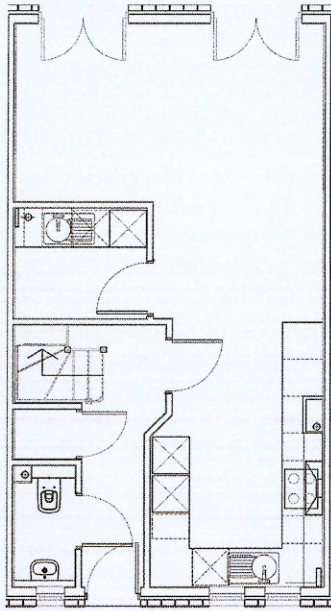
## SECOND FLOOR

	m	ft
Master Bedroom 1	4.4 x 4.3	14'5" x 14'1"
Ensuite	2.9 x 1.9	9'6" x 6'2"
Bedroom 2	3.7 x 3.5	12'1" x 11'5"
Ensuite	2.3 x 1.9	7'6" x 6'2"
Bedroom 4	3.9 x 2.8	12'9" x 9'2"



No. 5

# MACHIN PLACE



## GROUND FLOOR

	m	ft
Kitchen	9.1 x 5.0	29'1" x 16'4"
Utility	2.1 x 1.8	6'1" x 5'1"
WC	1.9 x 1.0	6'2" x 3'3"

## FIRST FLOOR

	m	ft
Living	5.0 x 3.7	16'4" x 12'1"
Bedroom 2	3.2 x 2.9	10'5" x 9'6"
Ensuite	2.0 x 1.6	6'6" x 5'2"
Bathroom	3.2 x 2.0	10'5" x 9'6"

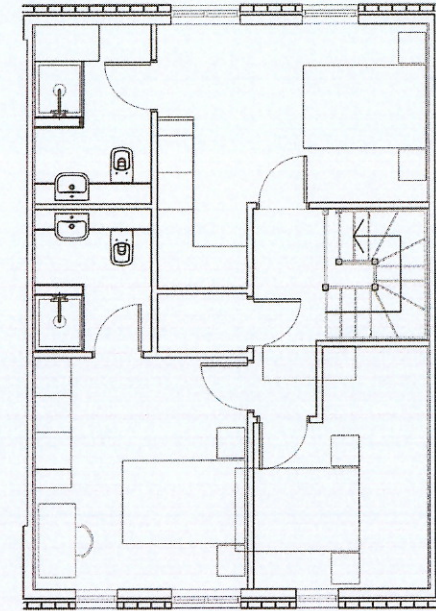
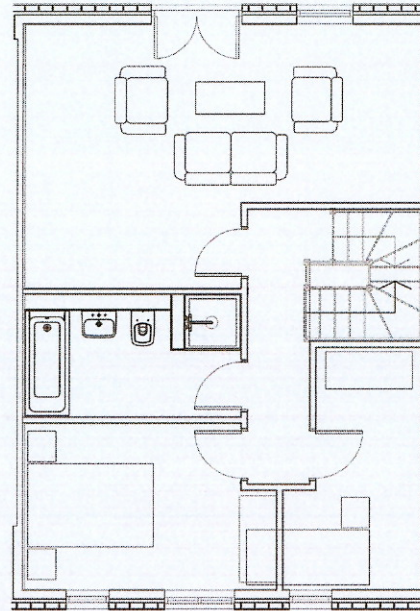
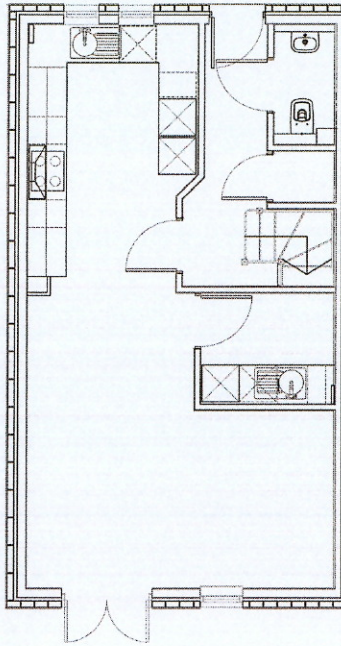
## SECOND FLOOR

	m	ft
Master Bedroom 1	5.0 x 2.9	16'4" x 9'6"
Ensuite	2.3 x 1.7	7'6" x 5'6"
Bedroom 3	3.9 x 2.8	12'9" x 9'2"
Bedroom 4	3.5 x 2.1	11'5" x 6'1"



No. 6

MACHIN PLACE



## GROUND FLOOR

Kitchen	m	ft
Utility	9.1 x 4.9	29'1" x 16'0"
WC	2.1 x 1.8	6'1" x 5'1"
	1.9 x 1.0	6'2" x 3'3"

## FIRST FLOOR

Living	m	ft
Bedroom 3	6.4 x 4.3	20'1" x 14'1"
Bedroom 5	4.0 x 2.7	13'1" x 8'1"
Bathroom	3.9 x 2.2	12'9" x 7'2"
	3.5 x 2.0	11'5" x 6'6"

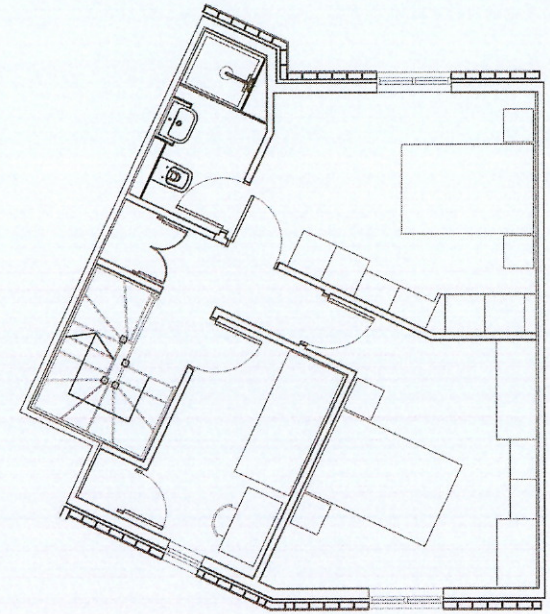
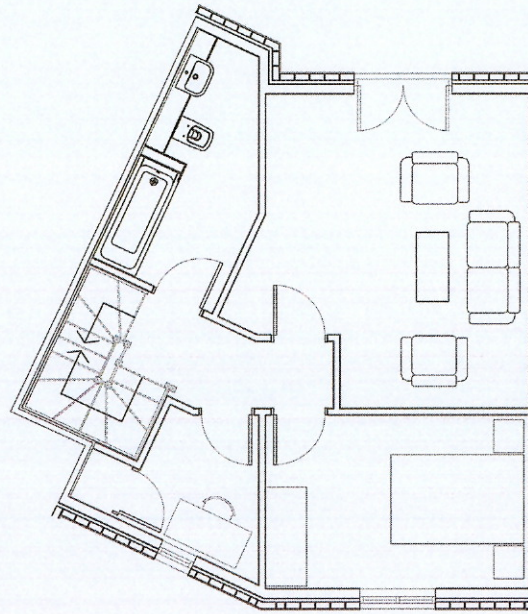
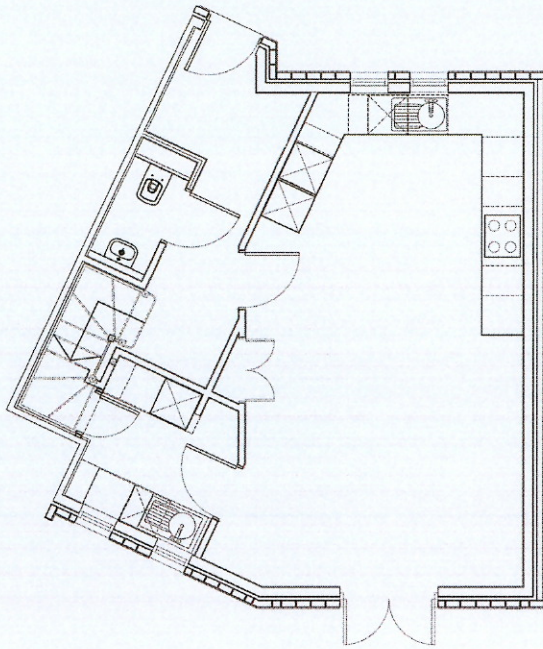
## SECOND FLOOR

Master Bedroom 1	m	ft
Ensuite	4.4 x 4.3	14'5" x 14'1"
Bedroom 2	2.9 x 1.9	9'6" x 6'2"
Ensuite	3.7 x 3.4	12'1" x 11'1"
Bedroom 4	2.3 x 1.9	7'6" x 6'2"
	3.9 x 2.8	12'9" x 9'2"



No. 7

# MACHIN PLACE



## GROUND FLOOR

	m	ft
Kitchen	7.4 x 4.1	24'3" x 13'5"
Utility	2.2 x 2.	17'2" x 6'1"
WC	1.9 x 0.9	6'2" x 2'1"

## FIRST FLOOR

	m	ft
Living	4.7 x 4.0	15'5" x 13'1"
Bedroom 3	3.9 x 2.6	12'9" x 8'6"
Study	3.2 x 2.3	10'5" x 7'6"
Bathroom	3.8 x 2.0	12'5" x 6'6"

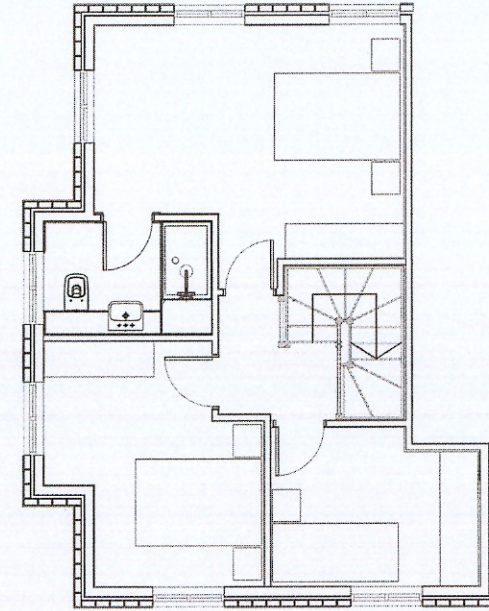
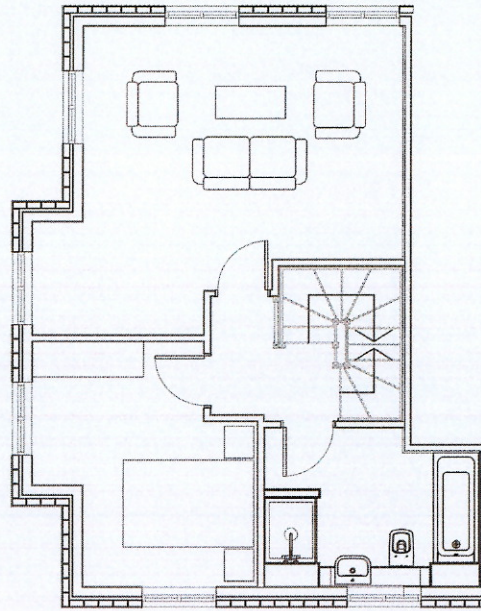
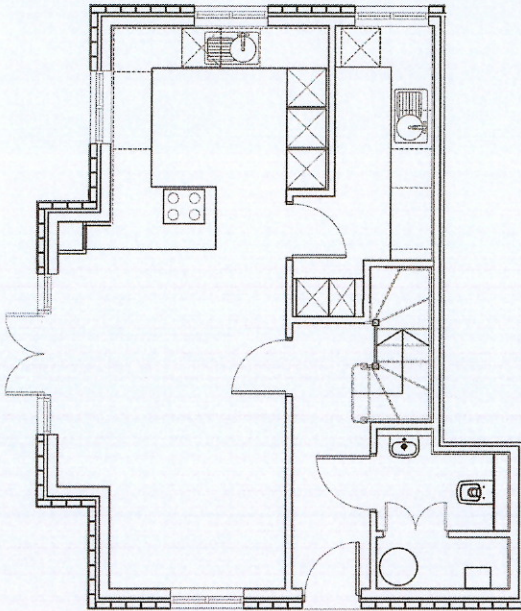
## SECOND FLOOR

	m	ft
Master Bedroom 1	4.3 x 3.6	14'1" x 11'9"
Ensuite	1.5 x 2.7	4'11" x 8'1"
Bedroom 2	2.9 x 3.3	9'6" x 10'9"
Bedroom 4	4.1 x 3.7	13'5" x 12'1"



No. 8

# MACHIN PLACE



## GROUND FLOOR

Kitchen	m	ft
	8.7 x 3.4	28'6" x 11'1"
Utility	4.5 x 2.2	14'9" x 7'2"
WC	2.0 x 1.5	6'6" x 4'1"

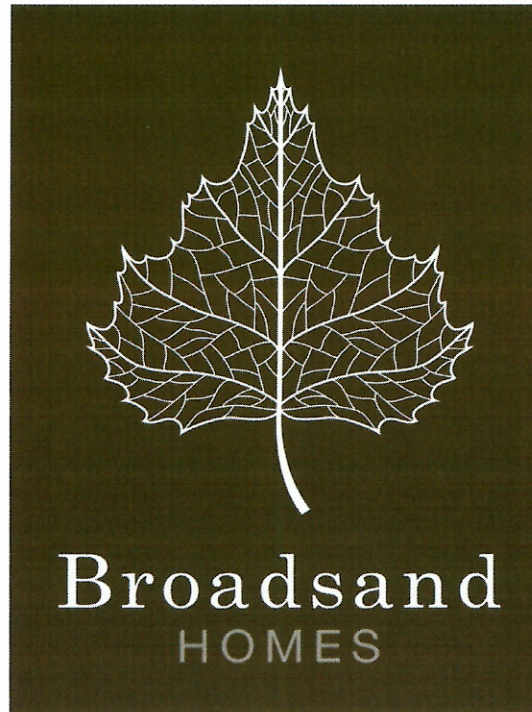
## FIRST FLOOR

Living	m	ft
	4.9 x 4.8	16'0" x 15'8"
Bedroom 3	3.4 x 3.8	11'1" x 12'5"
Bathroom	3.3 x 2.4	10'9" x 7'1"

## SECOND FLOOR

Master Bedroom 1	m	ft
	4.9 x 3.6	16'0" x 11'9"
Ensuite	2.6 x 1.7	8'6" x 5'6"
Bedroom 2	3.4 x 3.8	11'1" x 12'5"
Bedroom 4	2.4 x 3.3	7'1" x 10'9"





## MACHIN PLACE

Altrincham Cheshire WA14 1HY

The new street name "Machin Place" was inspired by Bill Machin, who fought in the Battle of Britain as a Hurricane fighter pilot and spent much of his later life volunteering at Altrincham Police Station, just across the road from the site. Sadly, Bill died not long ago, shortly after his 94th birthday. He was a truly inspiring, local figure, so when Trafford Council suggested the name, we were delighted to take it up.