



THE ACRES

2018

AN EXCLUSIVE DEVELOPMENT



LANDMARK
LIVING





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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.

ABOUT THE DEVELOPMENT

The Acres is an exclusive and stunning development of 4 beautifully crafted family homes. Situated on Acresfield Road, a highly desirable and sought after location, The Acres is within walking distance of Timperley Village and Altrincham, both thriving towns which benefit 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.

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 2 parking spaces, four bedrooms, 2 bathrooms, master bedroom with ensuite and French Doors which lead onto your own balcony, magnificent open plan kitchen/dining area with family room, living and utility room. Each property has a beautiful and private rear garden, accessed via large bi fold doors for al fresco entertaining.

The area benefits from excellent transport links with the M56, M6, M60 and M62 less than 10 minutes drive away. The nearest Metrolink Station is less than 5 minutes walk which can take you directly into Manchester City Centre.





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SITE PLAN



LUXURY LIVING IN THE HEART OF CHESHIRE

The Acres is located in Timperley, which is a thriving suburban village near both Hale and Altrincham. Rich in character and community spirit, Timperley boasts something for everyone. There is a wealth of innovative independent retailers, cafes, bars, restaurants and businesses, combining a perfect blend of traditional and modern amenities.

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.



KITCHEN

- Siematic/German kitchen
- Silestone worktops
- Siemens/Neff integrated dishwasher
- Siemens/Neff integrated microwave
- Siemens/Neff integrated multifunction oven with grill
- Integrated fridge freezer
- Siemens/Neff 4 zone induction hob
- Brushed steel mixer tap and inset sink
- Air Uno built in ceiling extractor
- Kitchen bar suitable for bar seating
- Stunning contemporary bi fold rear doors leading into private rear garden
- Natural stone flooring
- Underfloor heating throughout

BATHROOMS & EN-SUITE

- Duravit sanitary ware to all en-suites and bathrooms
- Duravit soft closing toilet seat
- Free standing luxurious bath
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Separate walk in shower with framed glass to masterbed en-suite



GENERAL SPECIFICATION

- Utility room providing worktop space, large storage units & space for washer & dryer
- Underfloor heating throughout the Ground Floor
- Solid 44mm large timber featured panelled doors throughout internally
- Brushed chrome door furniture
- Contemporary solid timber stairs with glass balustrade
- Attractive skirting boards and deep moulded architraves
- Brushed chrome light switches & sockets throughout
- Mains powered smoke detectors
- Pre-wired for Sky, HD, 3D & Multiroom
- Gas central heating
- Master bedroom with en-suite
- High quality anodised aluminium windows and large anodised aluminium bi fold rear doors
- Triple glazing to provide precise thermal and acoustic control

EXTERNAL SPECIFICATION

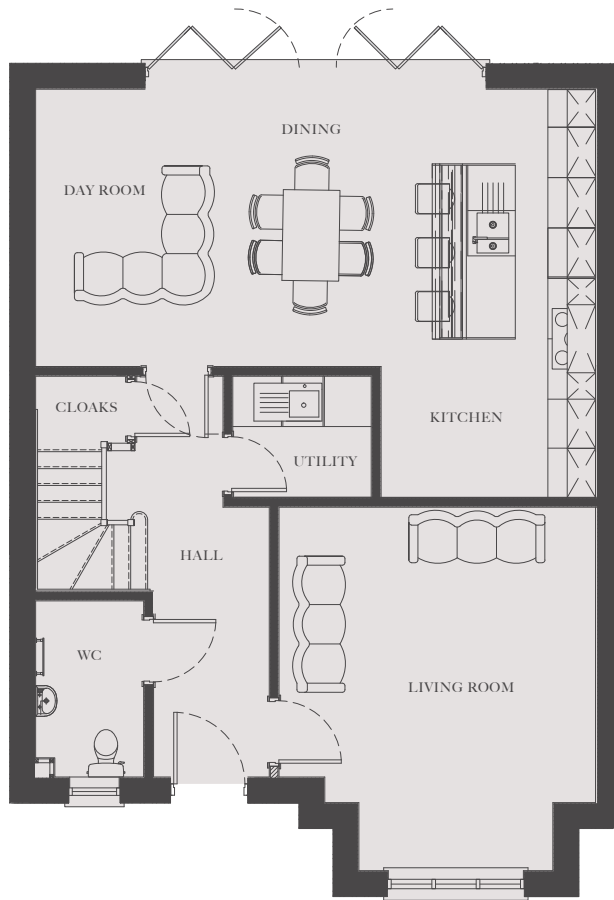
- 2 parking spaces per house
- Landscaped gardens to front & rear
- Natural grey slate contemporary roof tiles
- High quality aluminium windows
- High quality aluminium rear bi fold doors
- Up & down lighting to front & rear
- Full security system including PIRs & shock sensors
- Glass balcony to bedroom 2
- Natural stone features to front and rear elevation
- Fully paved front drive & entrance
- Indian stone paving

'If you purchase your new home off plan, then you will be given the opportunity to personalise your property and choose from a wide variety of options to create a perfect luxury home. We can tailor your requirements built around your specifications and our team will offer expertise advise to ensure that we deliver a home that is truly built for you. Whether it's altering the layout of your bespoke and luxury kitchen, choosing a light fitting or discussing floor coverings, we will work closely with you to bring your vision to life.'

DISCLAIMER

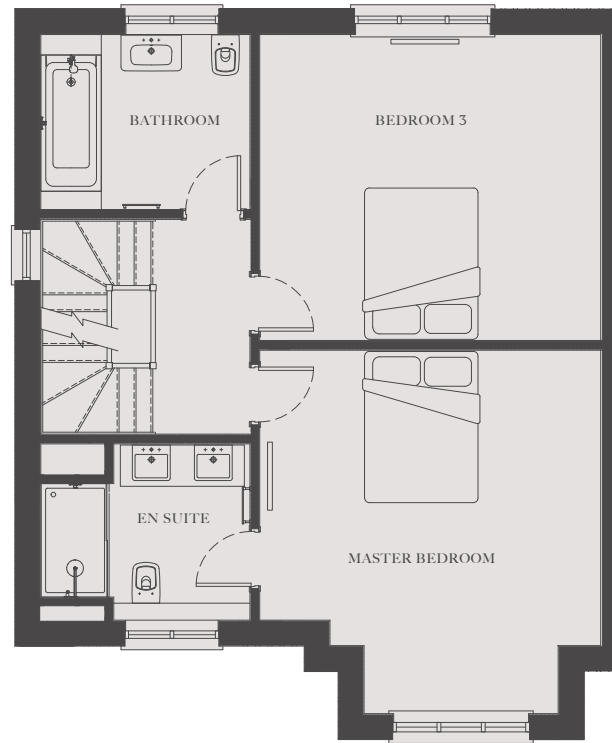
The images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at The Acres. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact.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

PLOT 1



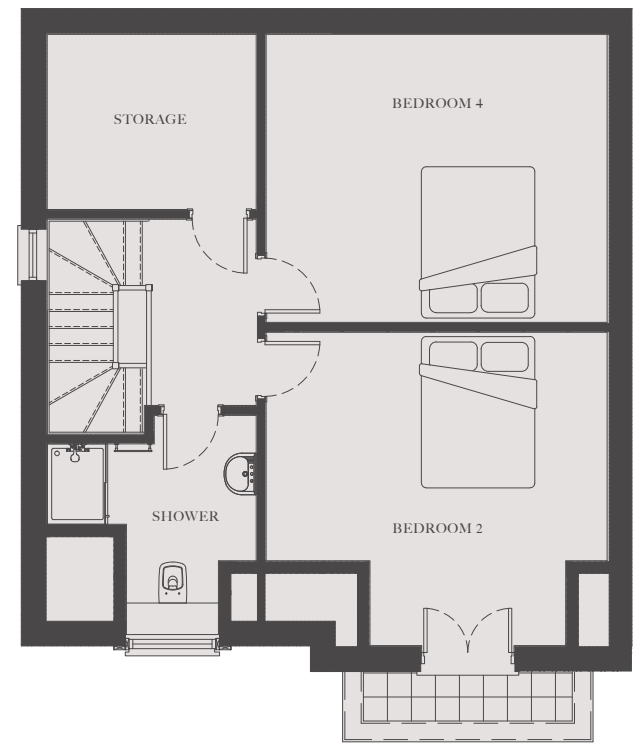
GROUND FLOOR

LIVING ROOM	4.2m x 4.8m
WC	1.4m x 2.4m
UTILITY	1.8m x 1.6m
KITCHEN	2.8m x 3.6m
DAY ROOM	3.8m x 3.7m
DINING	3.7m x 3.6m



FIRST FLOOR

MASTER BEDROOM	4.5m x 5.4m
MASTER EN-SUITE	2.4m x 2.8m
BEDROOM 3	4.5m x 3.5m
BATHROOM	2.8m x 2.4m

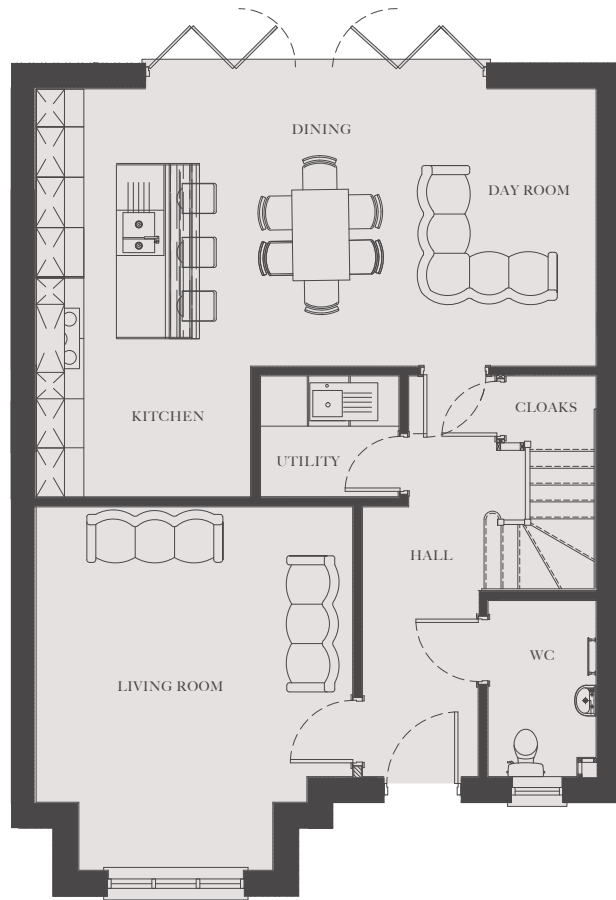


SECOND FLOOR

BEDROOM 2	4.1m x 4.5m
BEDROOM 4	4.5m x 3.8m
STORAGE	2.8m x 2.4m
SHOWER	2.9m x 2.7m

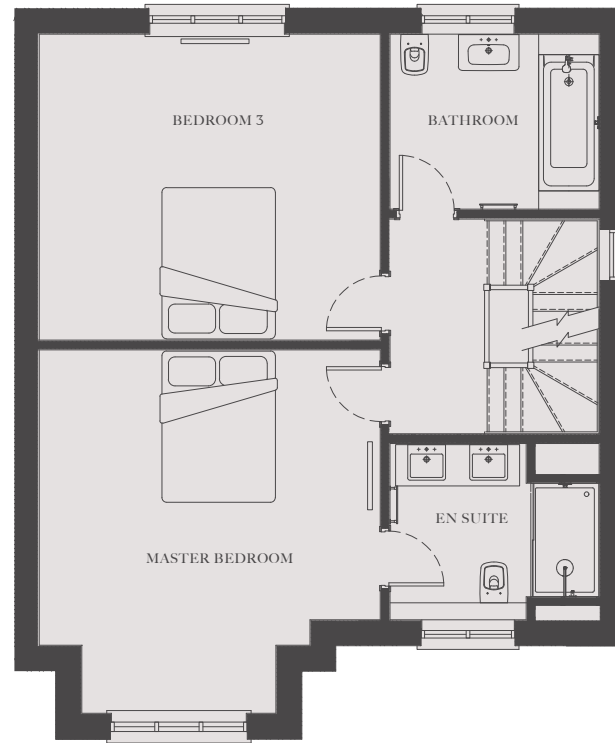
TOTAL AREA 2065 sq ft

PLOT 2



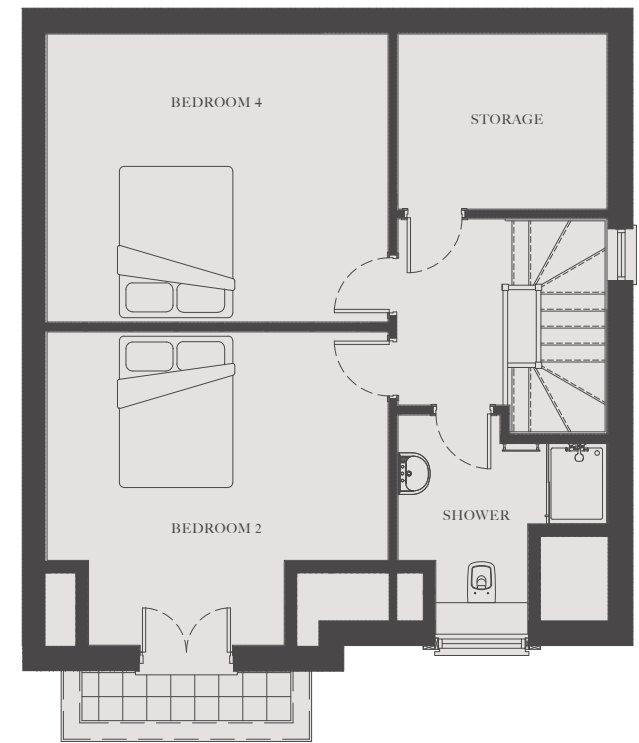
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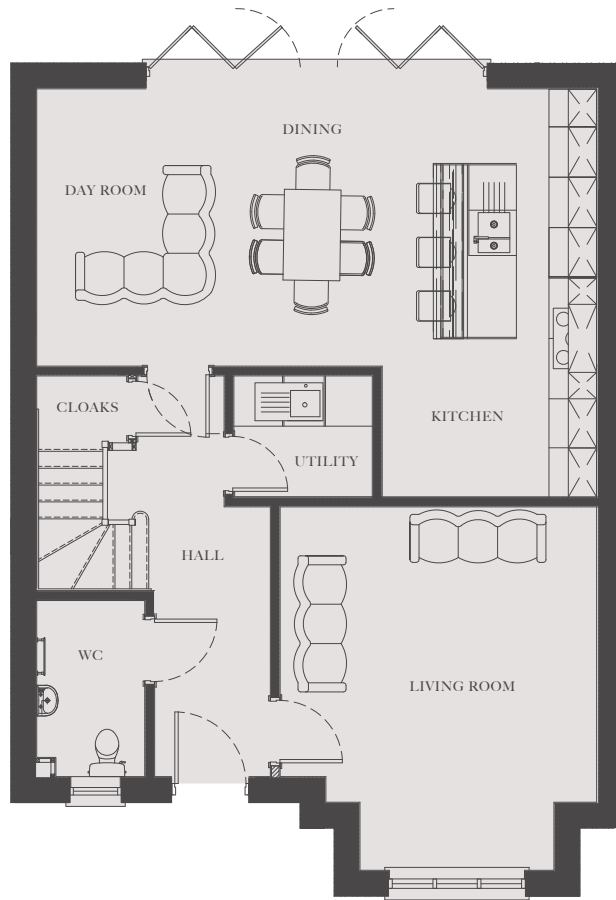


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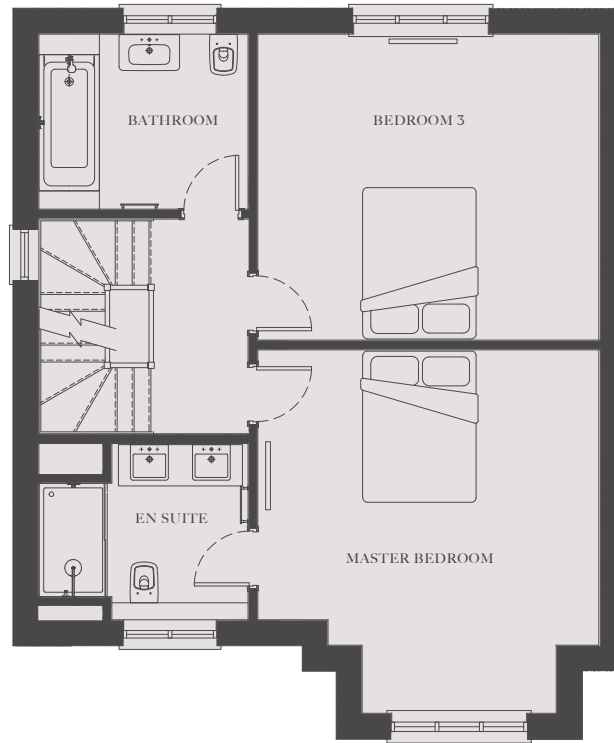
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PLOT 3



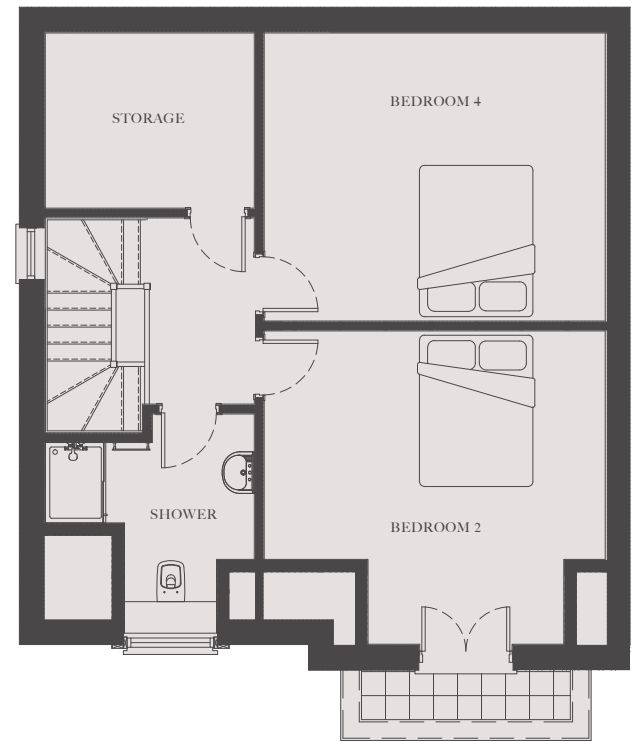
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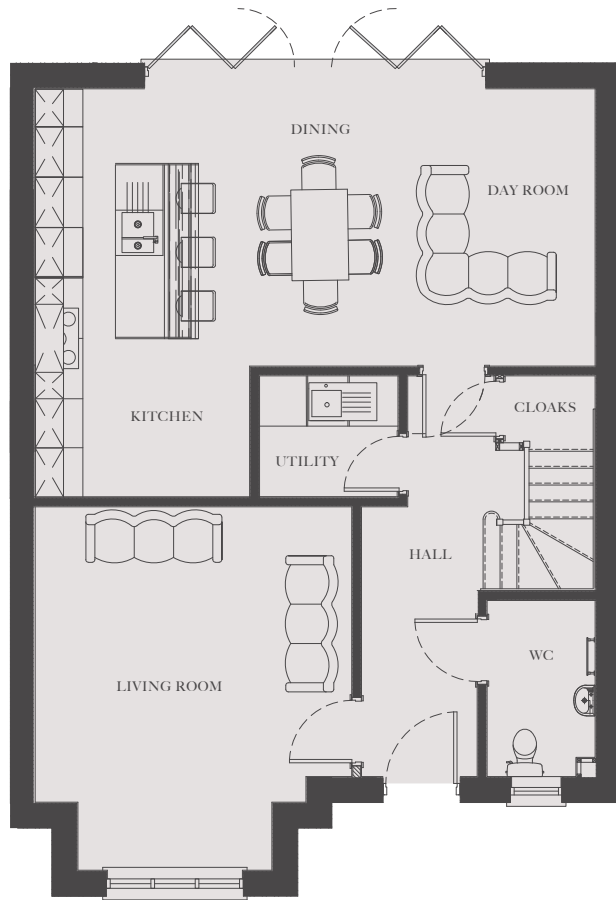


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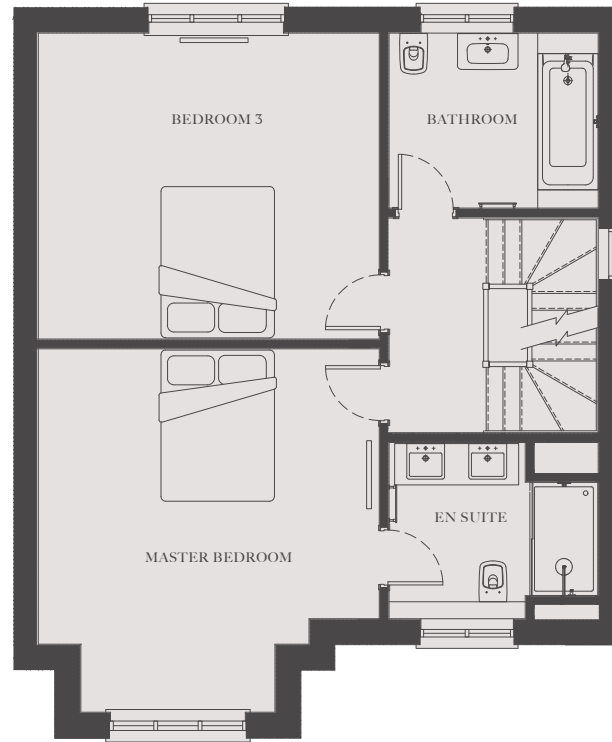
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PLOT 4



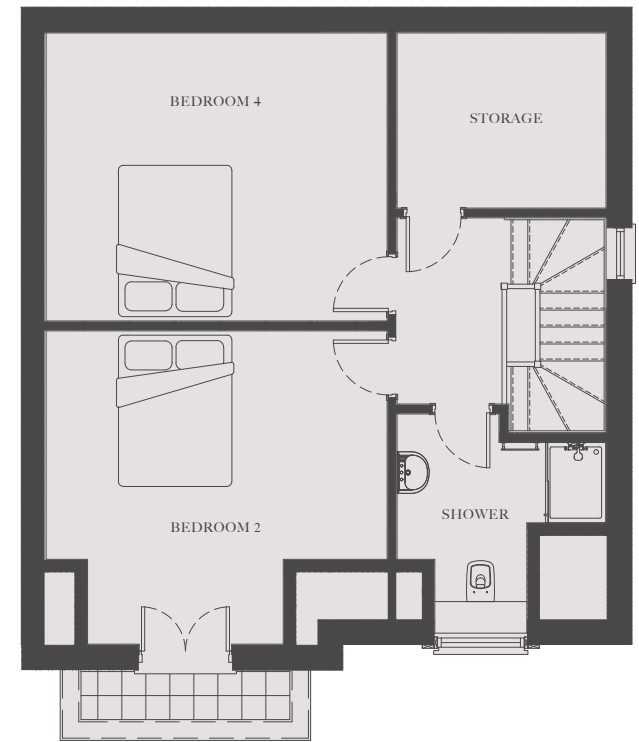
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For further details please contact



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