

The background is a solid teal color with a repeating pattern of stylized, light-colored leaves. The leaves are scattered across the page, with some overlapping. The main text is positioned on the right side of the page.

THE BOUNDARY

Clarendon Crescent, Sale



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A new luxury development of properties by Lunbro Homes.

An exclusive new community of lavish 5 bedroom homes ideally situated close to Sale town centre, meticulously designed for the quality conscious.

Set amongst the greenery of Sale Sports Club, The Boundary boasts an enviable backdrop that feels a million miles away from the bustle of the inner city.

Named one of the top four places to live in England, it's no wonder people are moving heaven and earth to secure a property in the town of Sale. But what is it about this postcode that makes it such a friendly, vibrant place to live?

Community feel

Sale is a haven for families and couples looking to live in a community setting whilst still being close to bustling Manchester city centre. Part of what makes Sale such a fantastic place to live, is the sense of community you gain whilst living there. With residents describing the town as “friendly” and “safe” and events such as Sale Festival run by local volunteers, it's no surprise the inhabitants of Sale have such a feeling of togetherness.

Great transport links

Sale is unsurpassed when it comes to transport links across the city and beyond. With two Metro stations within walking distance, you can be in the hustle and bustle of Manchester or the Departure Lounge at Manchester Airport in 20 minutes. Conveniently located just minutes away from the M60, this development is perfect for those who commute to work or need easy access to Manchester city centre and beyond.





Leisure & Lifestyle

Sale has a wonderful combination of urban convenience with some hidden gems of rural tranquillity. It offers a lifestyle that is not easy to find making it a desirable residential location.

Home to a plethora of thriving pubs, bars and restaurants, you will never be stuck for choice but around you is a rural landscape in which to escape the pressures of modern work-life.

Education in Trafford

Access to top performing schools for all ages has always been one of the main reasons families up-sticks to move to Sale, but it's not just about schooling. Located in the heart of the town is The Waterside Arts Centre. A vibrant venue in a stunning canal-side location, the centre provides an excellent programme of exciting entertainment with exhibitions, film screenings, workshops, plays and performances plus art activities all year round.

KEY

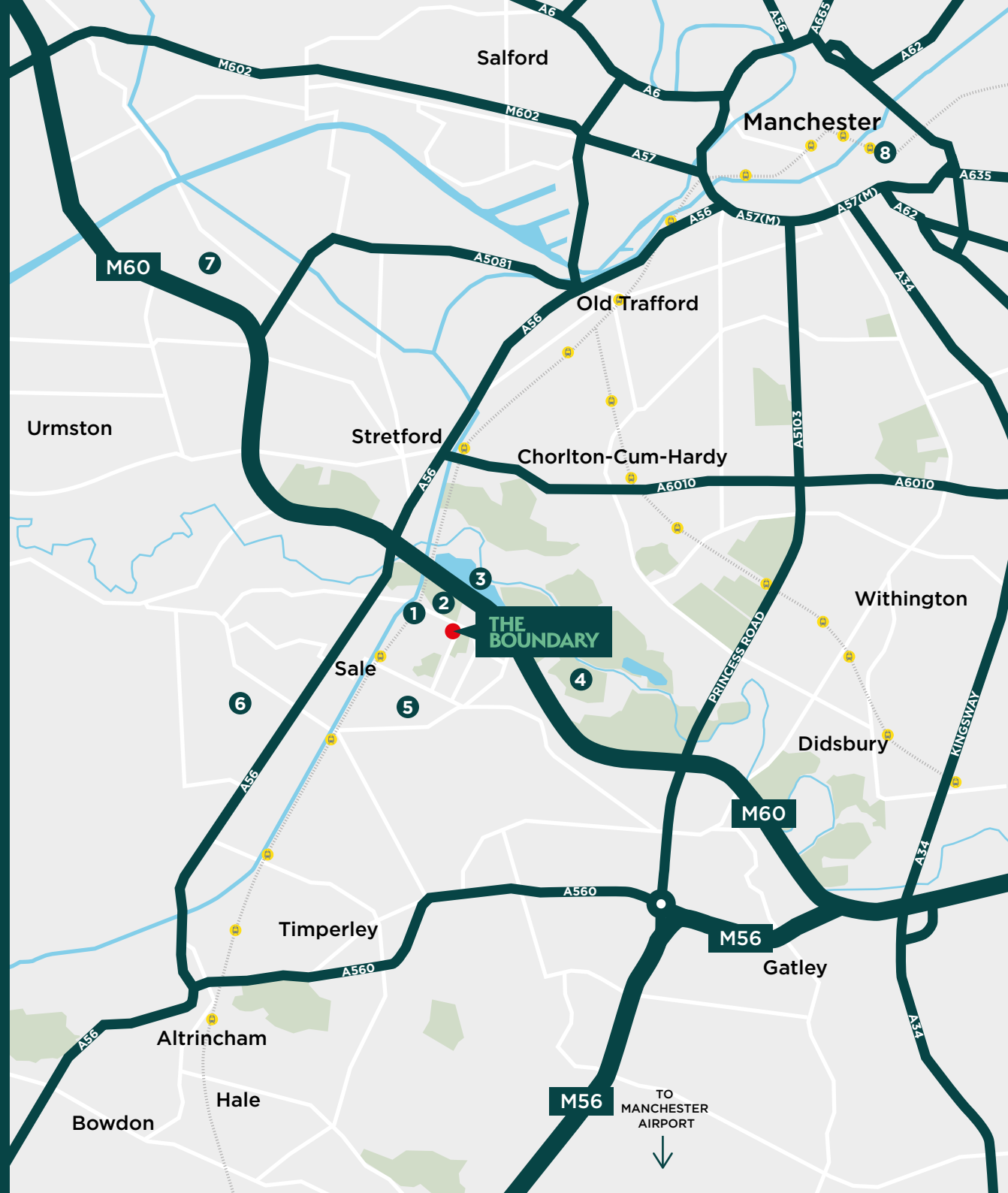
- 1 - Dane Road Metrolink
- 2 - Priory Gardens
- 3 - Sale Water Park
- 4 - Sale Golf Course
- 5 - Sale Grammar School
- 6 - Ashton on Mersey School
- 7 - The Trafford Centre
- 8 - Piccadilly Train Station



8 minute car journey to Manchester Airport



20 minute Metrolink journey to central Manchester





SITE PLAN



NORTH

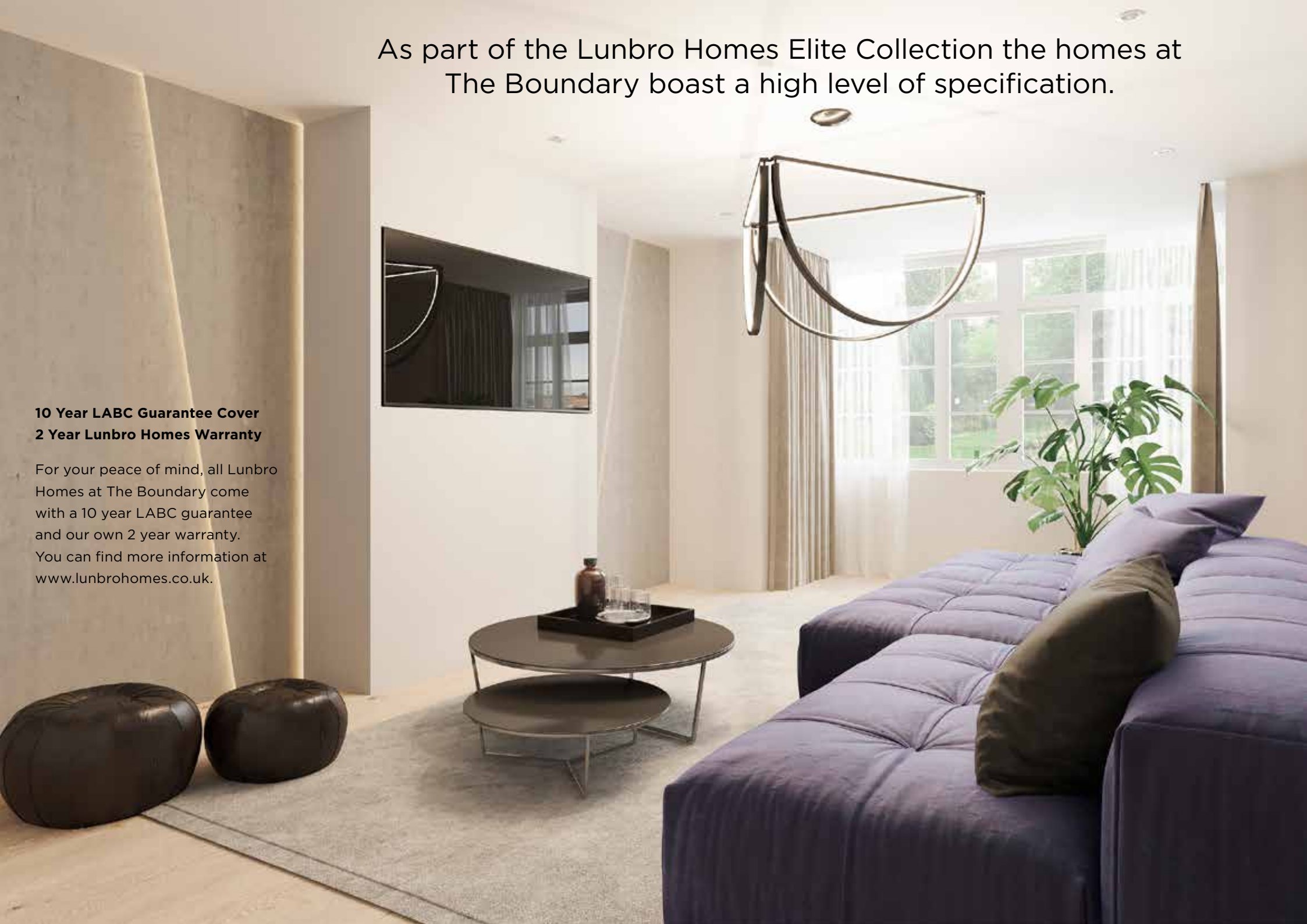


THE BOUNDARY

As part of the Lunbro Homes Elite Collection the homes at The Boundary boast a high level of specification.

**10 Year LABC Guarantee Cover
2 Year Lunbro Homes Warranty**

For your peace of mind, all Lunbro Homes at The Boundary come with a 10 year LABC guarantee and our own 2 year warranty. You can find more information at www.lunbrohomes.co.uk.





GENERAL

- Solid, contemporary oak internal doors
- Double glazed UPVC windows
- Bi fold patio doors
- Contemporary solid open plan oak stairs with glass balustrade
- Contemporary large-format porcelain tile throughout ground floor (except lounge)
- Underfloor heating for ground floor with smart control system
- Worcester Gas central heating system with radiators for 1st and 2nd floor
- Full security system including PIRs/shock sensors
- Provisions for multi room HD distribution system and home automation system



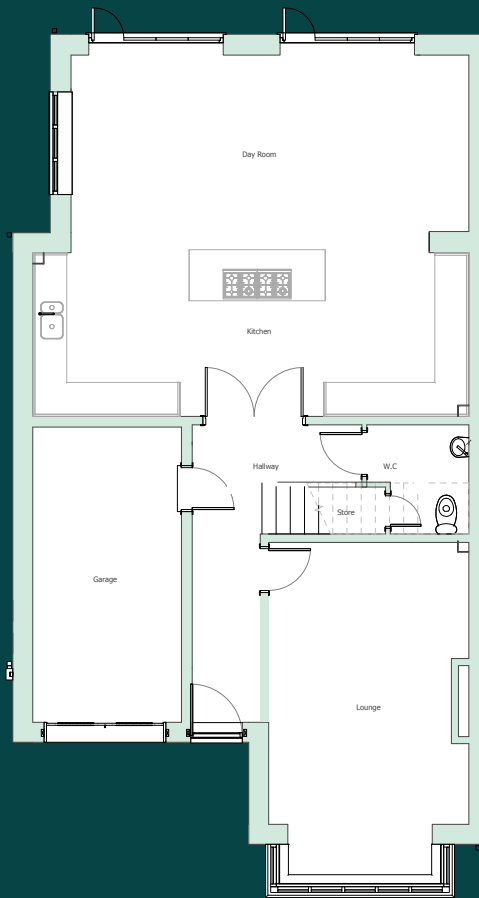
KITCHEN

- SieMatic kitchen
- 12mm Silestone worktops
- Siemens appliances including:
 - Fully integrated dishwasher
 - 4 Zone induction hob | Designer range extractor
 - Multifunction oven with grill
 - Integrated microwave
 - Integrated Caple fridge freezer
 - Blanco inset sink with Monobloc mixer in chrome

BATHROOMS & SANITARY WARE

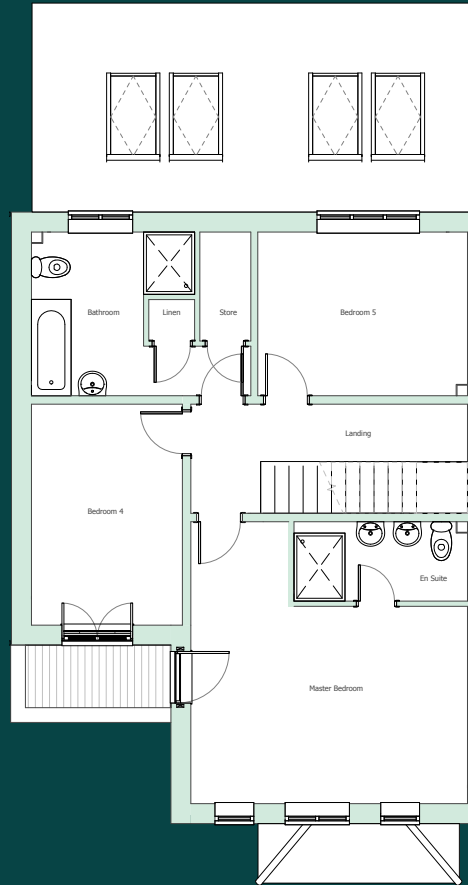
- Baths, walk-in showers and vanity units by Duravit and Hansgrohe
- Large format wall and floor tiles
- Designer range heated towel warmers





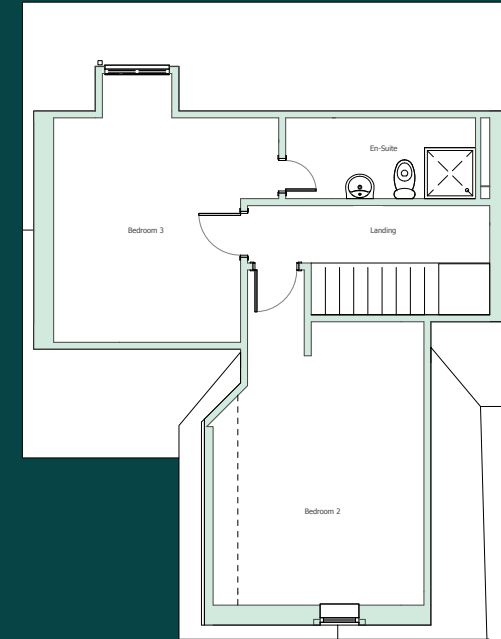
GROUND FLOOR

Room	Dimensions (m)
Kitchen/Day Room	7.0 x 6.4
Lounge	5.9 x 3.5
WC	1.9 x 1.8
Garage	5.2 x 2.6
Hallway	5.2 x 1.2



FIRST FLOOR

Room	Dimensions (m)
Master Bedroom	5.0 x 4.9
Ensuite	3.1 x 1.4
Bedroom 4	3.9 x 2.7
Bedroom 5	3.7 x 2.9
Bathroom	3.9 x 2.9
Linen Store	0.8 x 0.7
Store	1.9 x 0.9
Landing	4.9 x 1.9



SECOND FLOOR

Room	Dimensions (m)
Bedroom 2	5.0 x 3.3
Bedroom 3	4.7 x 4.0
En Suite	3.4 x 1.4
Landing	4.3 x 1.9



Lunbro homes is a luxury property developer who's aim is to deliver elegant and comfortable living for its customers. Built upon creating lavish homes in sought after locations, our combined skills, hands-on approach and in-house expertise allows us to deliver on our client's expectations.

The Home Guarantee is our promise to you. The team at Lunbro Homes are dedicated to ensuring that customers receive the highest quality of service and enjoy the experience of purchasing their new home.

Our vision is to put exceptional quality at the heart of every home. From the highest standards of design and finish to the exceptional level of customer service we provide, our entire focus is on creating the perfect home for our customers.

For further information please contact:



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MISREP: Materials, exterior finishes, elevation treatments and specification may vary. All dimensions quoted are approximate and whilst the information in this brochure is believed to be correct it is issued for the guidance of purchasers only and does not form part of any contract or agreement with Lunbro Homes Limited. Photography and CGI is for illustration purposes only. Please check with our Sales Representative for further details. September 2018.