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BROOK GARDENS

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AN EXCLUSIVE DEVELOPMENT

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

Brook Gardens is set in an exclusive and stunning development of 3 beautifully crafted family homes. Situated on Brook Avenue, considered one of the most desirable and sought after addresses in Timperley, Brook Gardens is within walking distance of both Timperley Village and Altrincham Village and is less than 3 miles from Hale Village, offering an abundance of stylish restaurants, bars, gyms, golf courses, cinema and mainstream shopping facilities.

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, separate dressing area, magnificent open plan kitchen and dining area with family room, living room, utility room and a study. 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. Manchester is available via the Metrolink Altrincham Station which is within a short walk and Manchester airport is less than 3.5 miles away.



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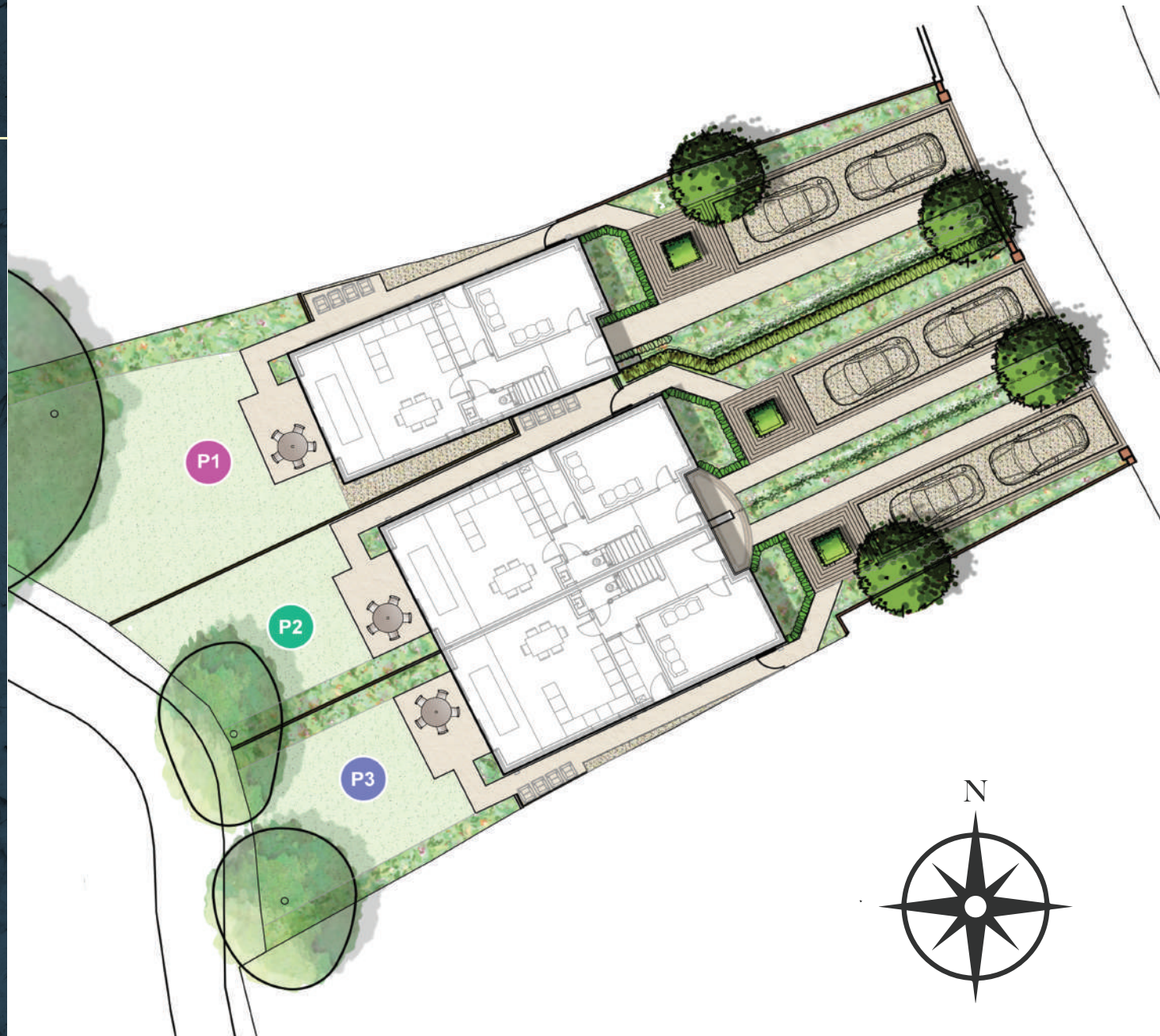
SITE LAYOUT

LUXURY LIVING IN THE HEART OF CHESHIRE

Brook Gardens 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.

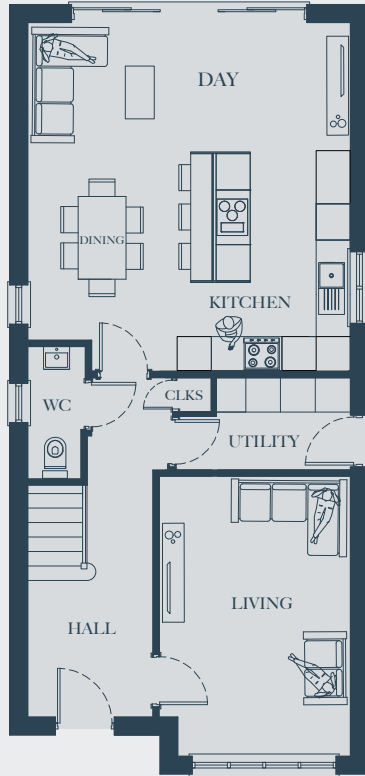
The area benefits from several beautiful and renowned National Heritage open spaces such as Dunham Park. Cheshire countryside is on your doorstep so residents can pursue their outdoor activities such as walking and cycling. There are several well-known community playgrounds and large historical parks 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.

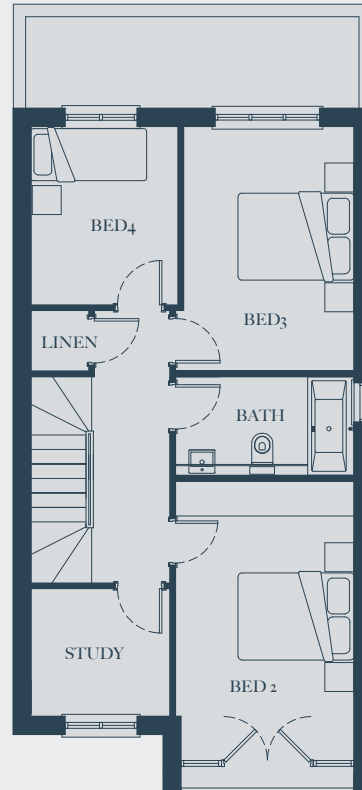




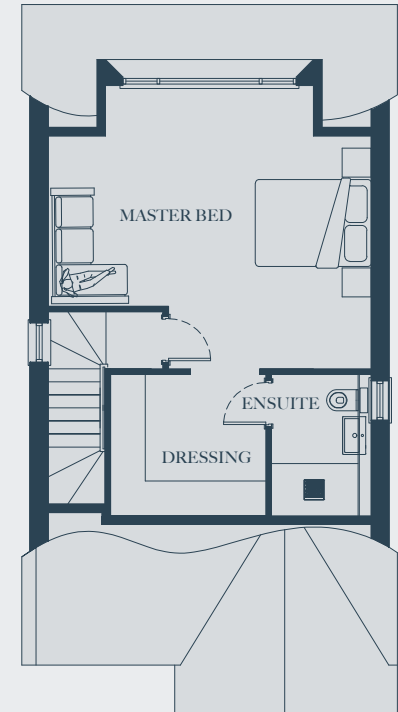
PLOT 1



GROUND FLOOR



FIRST FLOOR



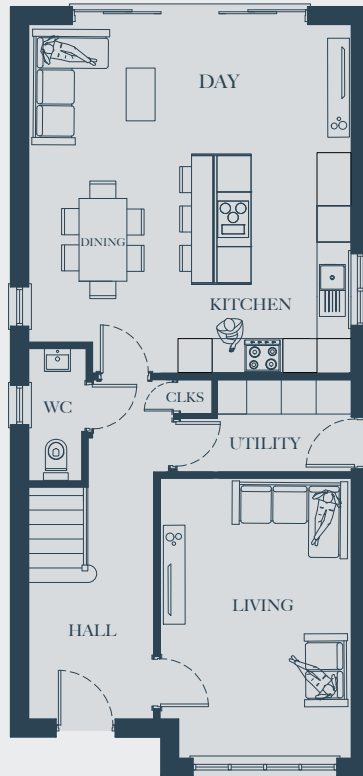
SECOND FLOOR

LIVING ROOM	4.61m x 3.28m	15'13" x 10'76"
KITCHEN/DINING/ DAYROOM	6.20m x 5.55m	20'34" x 18'21"
UTILITY	2.0m x 3.0m	6'57" x 9'84"
WC	2.26m x 0.973m	7'41" x 3'18"

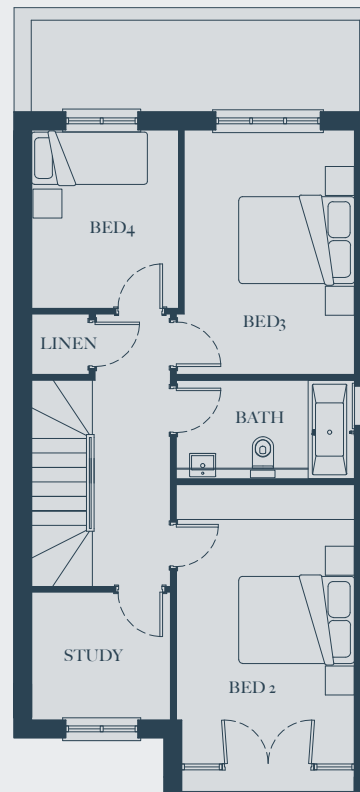
BEDROOM 2	4.90m X 3.28m	16'08" X 10'76"
STUDY	2.19m X 2.14m	7'18" X 7'02"
FAMILY BATHROOM	1.70 X 3.28m	5'58" X 10'76"
BEDROOM 3	4.08m X 3.28m	13'39" X 10'76"
BEDROOM 4	3.07m X 2.61m	10'07" X 8'56"

MASTER BEDROOM	4.72m X 5.55m	15'49" X 18'21"
DRESSING ROOM	2.79m X 2.67m	15'49" X 18'21"
MASTER ENSUITE	2.66m X 1.67m	8'73" X 5'48"

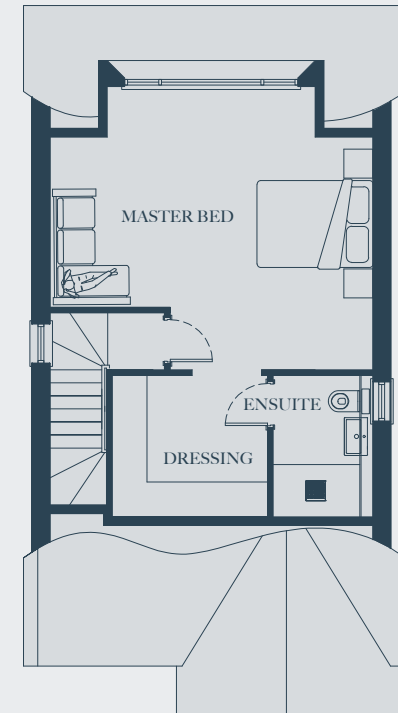
PLOT 2



GROUND FLOOR



FIRST FLOOR



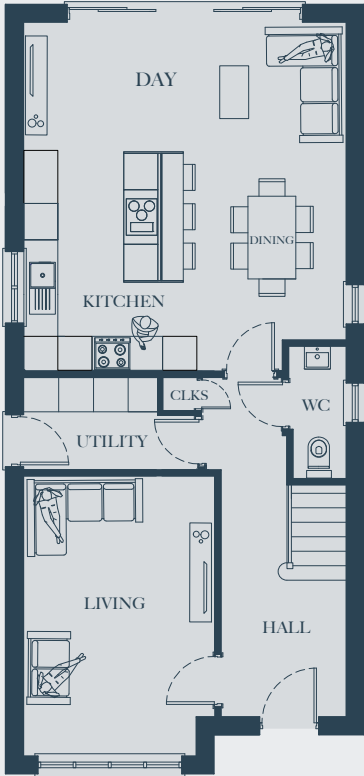
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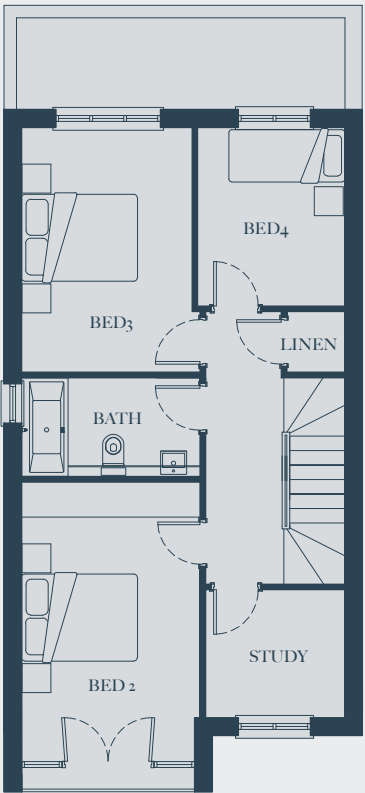
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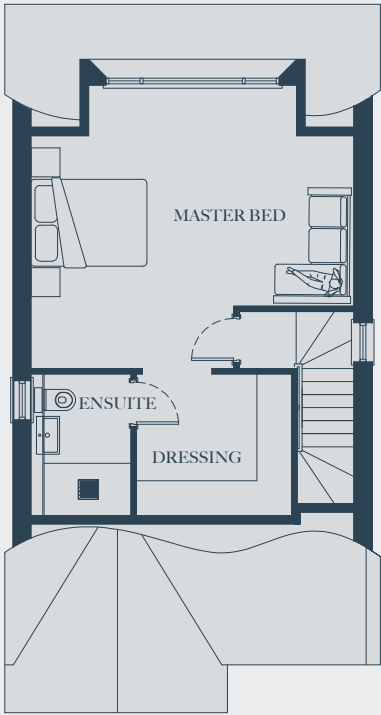
PLOT 3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Separate walk in shower with framed glass to masterbed en-suite

GENERAL SPECIFICATION

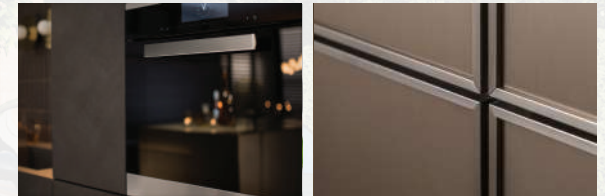
- Utility room providing worktop space, large storage units & space for washer & dryer
- Underfloor heating throughout the Ground Floor
- Solid 44mm large timber featured panelled doors throughout internally
- Brushed chrome door furniture
- Contemporary solid timber stairs with glass balustrade
- Attractive 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
- 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.

SITE LOCATION





TIMPERLEY

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Directly opposite Brook Gardens and within 2 minutes walking distance is a golf course, cricket club and sports facilities for all to enjoy.

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functionality.





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FOR FURTHER DETAILS PLEASE CONTACT



LANDMARK
— LIVING —

Landmark Property Group Ltd | Suite 2.4 | 20 Market Street | Altrincham | Cheshire | WA14 1PF
Telephone: 0161 927 3150 | Website: www.landmarkliving.co.uk | Email: info@landmarkliving.co.uk