

LANDMARK
— LIVING —

BRINGS YOU

Wellington Gardens



EXCLUSIVE AND LUXURIOUS



INDIVIDUALLY DESIGNED



LUXURIOUS LIVING SPACES



DESIGN AND FUNCTIONALITY

— 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 WELLINGTON GARDENS —

Wellington Gardens is set in an exclusive and stunning gated development of 3 beautifully crafted family homes. Situated on Wellington Road, considered one of the most desirable and sought after addresses in Timperley, Wellington 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 3 parking spaces, four bedrooms, 2 bathrooms, master bedroom with ensuite, separate dressing area and French doors to Juliette balcony, 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.

KITCHEN

- Siematic kitchen
- Silestone worktops
- Siemans integrated dishwasher
- Siemans integrated microwave
- Siemans integrated multifunction oven with grill
- Integrated fridge freezer
- Siemans 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
- LED spot lights throughout the house (not inc bed 4 & study)
- Gas central heating
- Master bedroom with walk in separate large dressing room, en-suite & Juliette balcony
- High quality anodised aluminium windows and large anodised aluminium bi fold rear doors

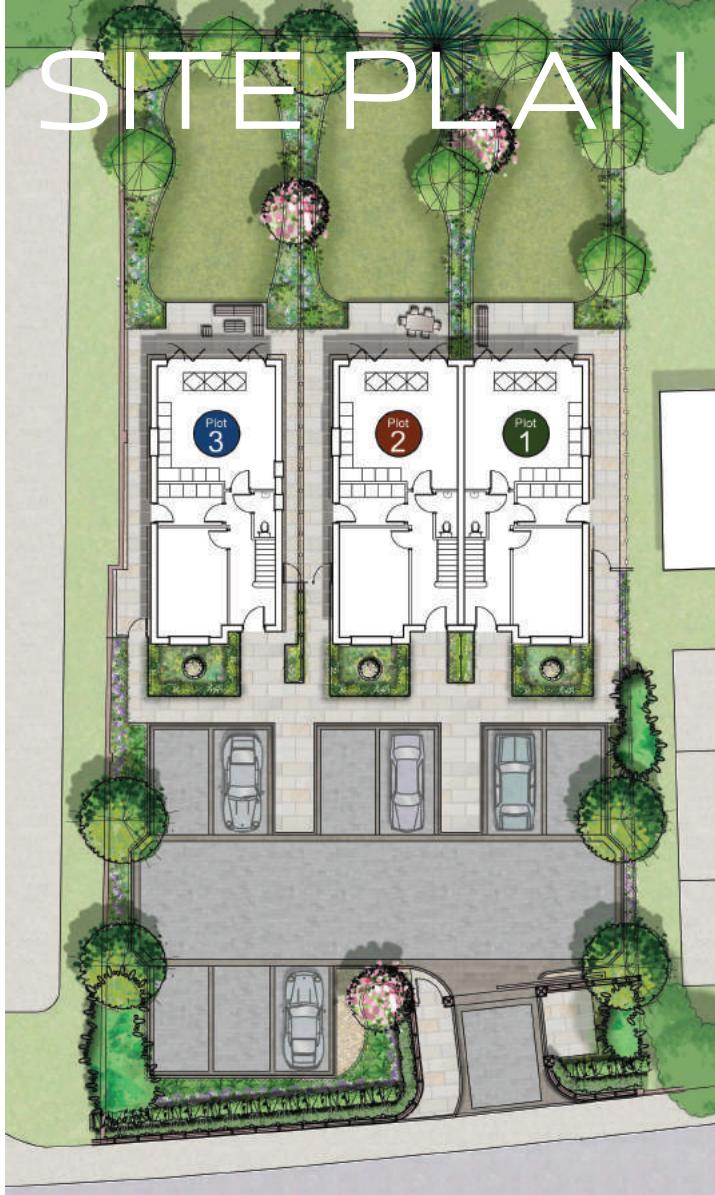
EXTERNAL SPECIFICATION

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

DISCLAIMER

The images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at Wellington Gardens. 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 reserve the right to alter layouts and specifications at any time.

SITE PLAN



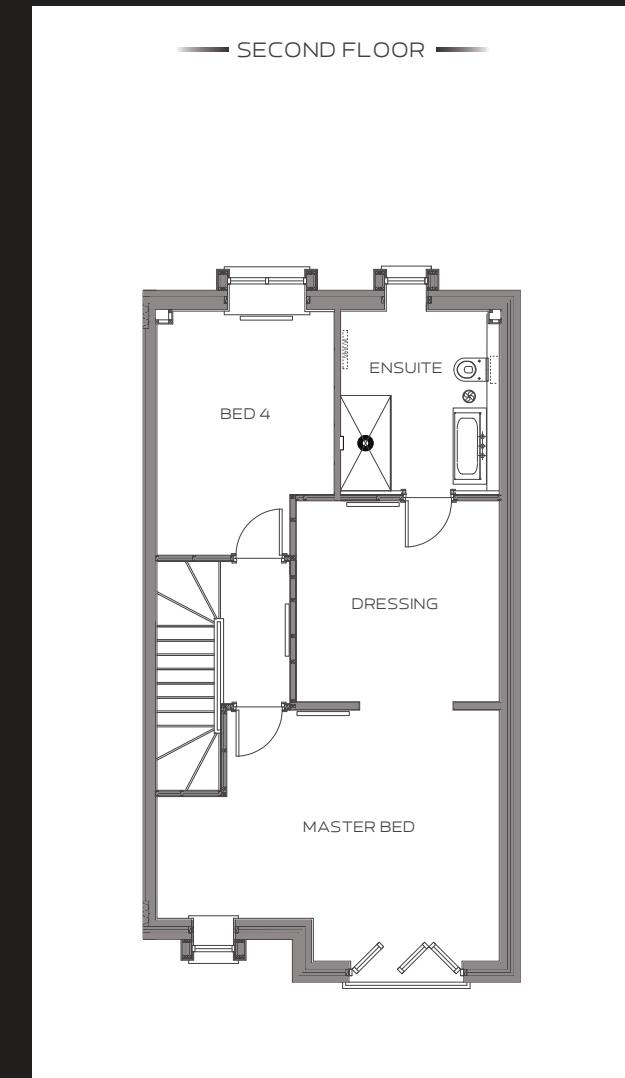
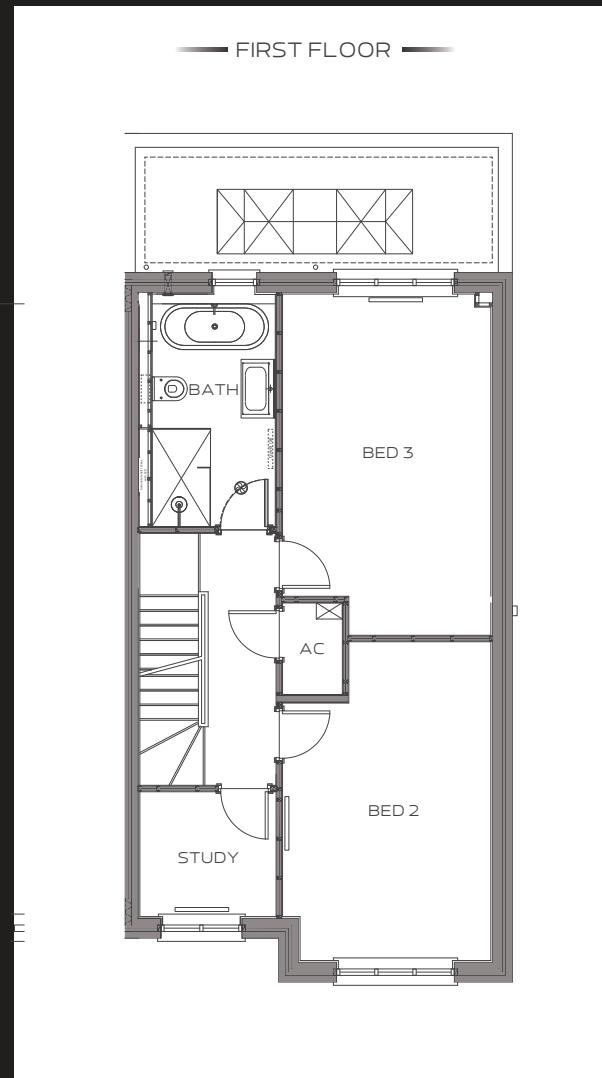
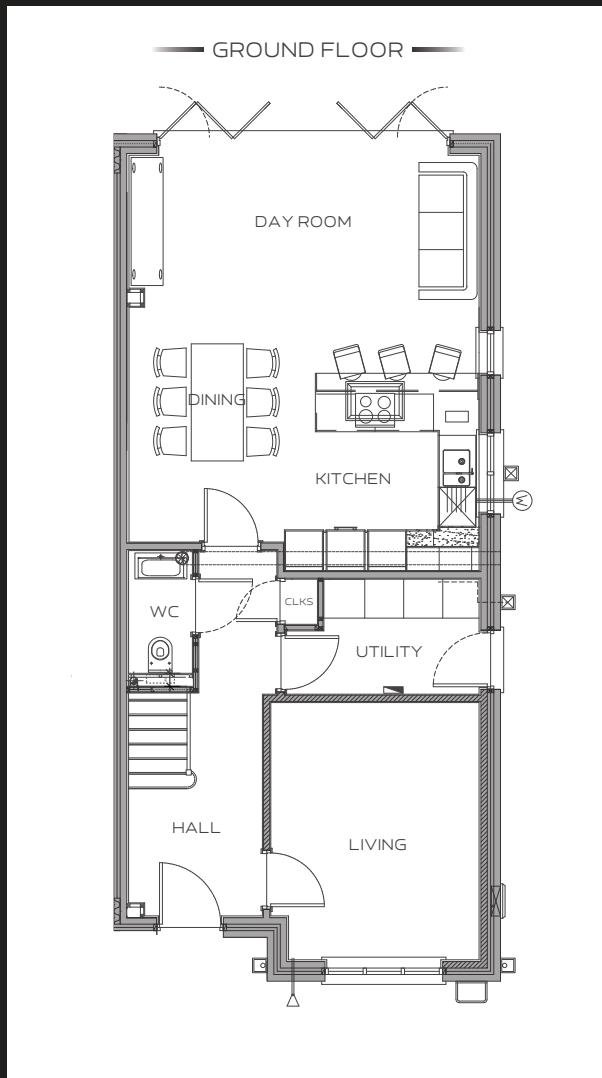
LUXURY LIVING IN THE HEART OF CHESHIRE

Wellington 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.

Directly opposite Wellington Gardens and within 100 yards walking distance is a golf course, cricket club and sports facilities for all to enjoy.

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.



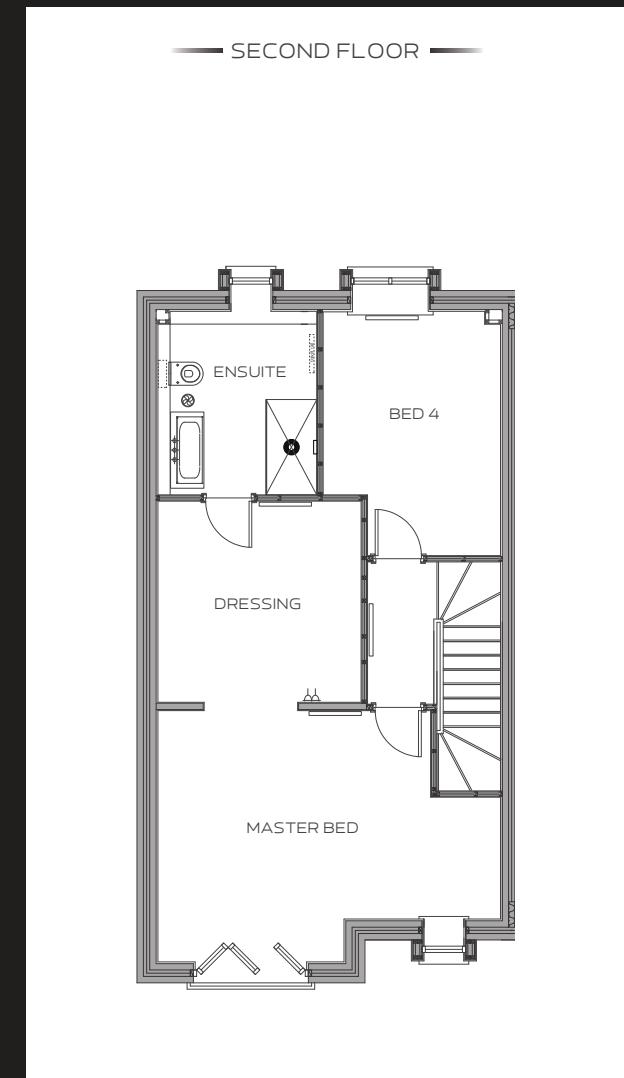
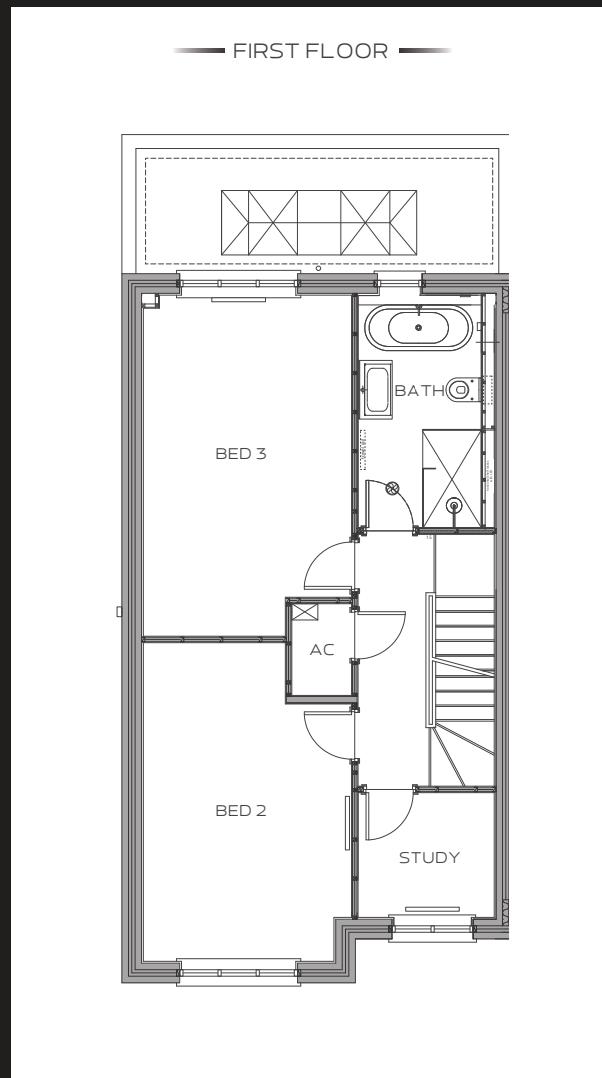
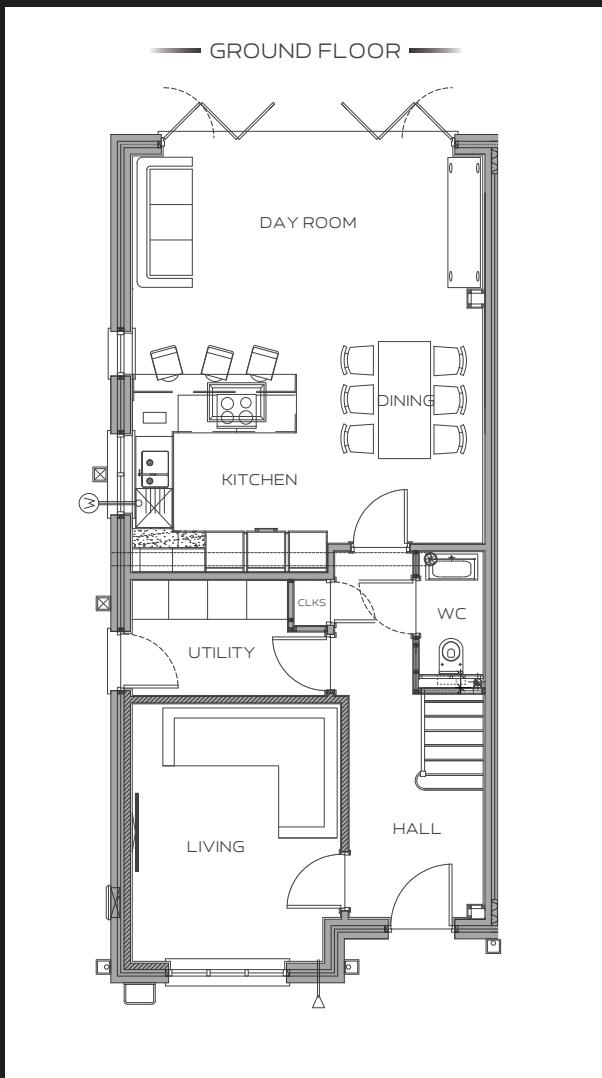
Kitchen/Dining	6.40m x 5.40m
Hall	5.60m x 2.00m
Utility	1.70m x 3.00m
WC	2.00m x 1.00m
Living Room	4.00m x 3.20m
Total Area (Sq ft)	1850ft ²

Bedroom 2	4.90m x 3.20m
Study	2.10m x 1.90m
Family Bathroom	3.60m x 2.10m
Bedroom 3	5.20m x 3.20m

Master Bedroom inc Dresser	8.60m x 4.00m
Master Ensuite	2.90m x 2.50m
Bedroom 4	2.80m x 3.80m

PLOT 1

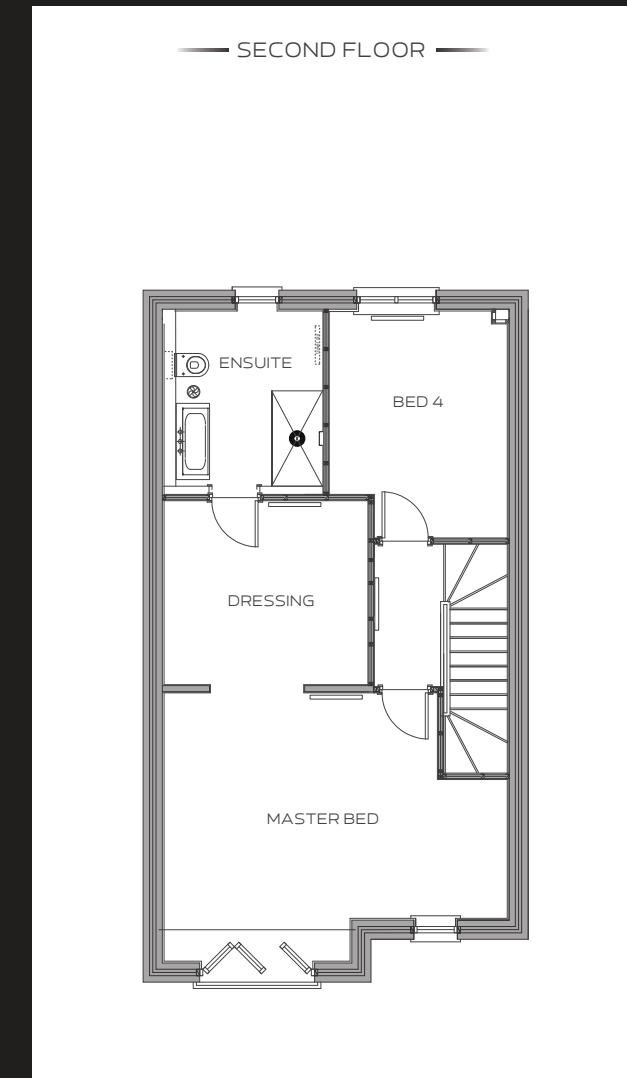
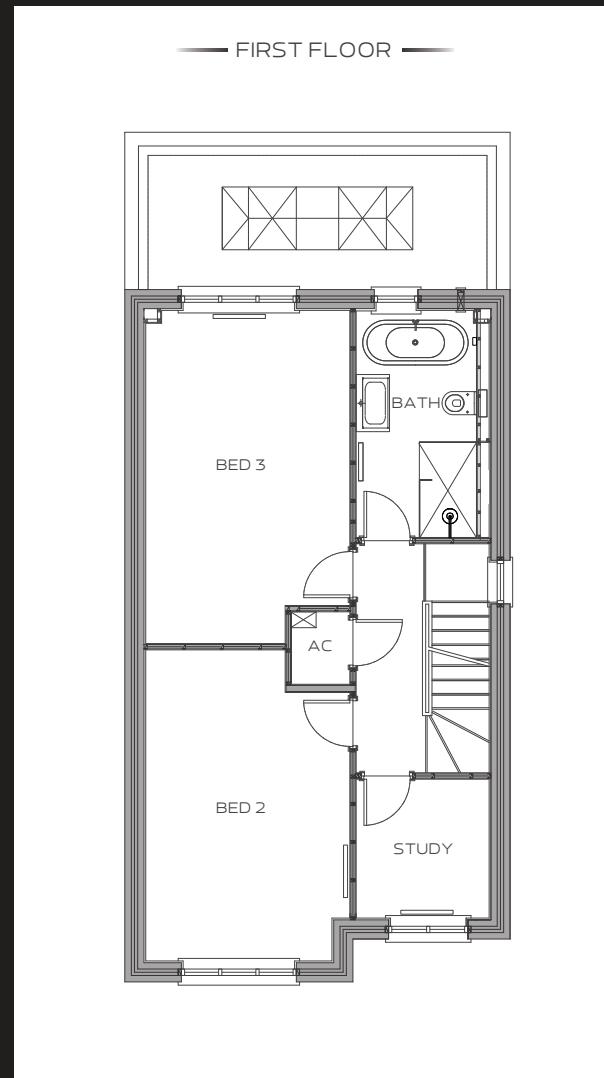
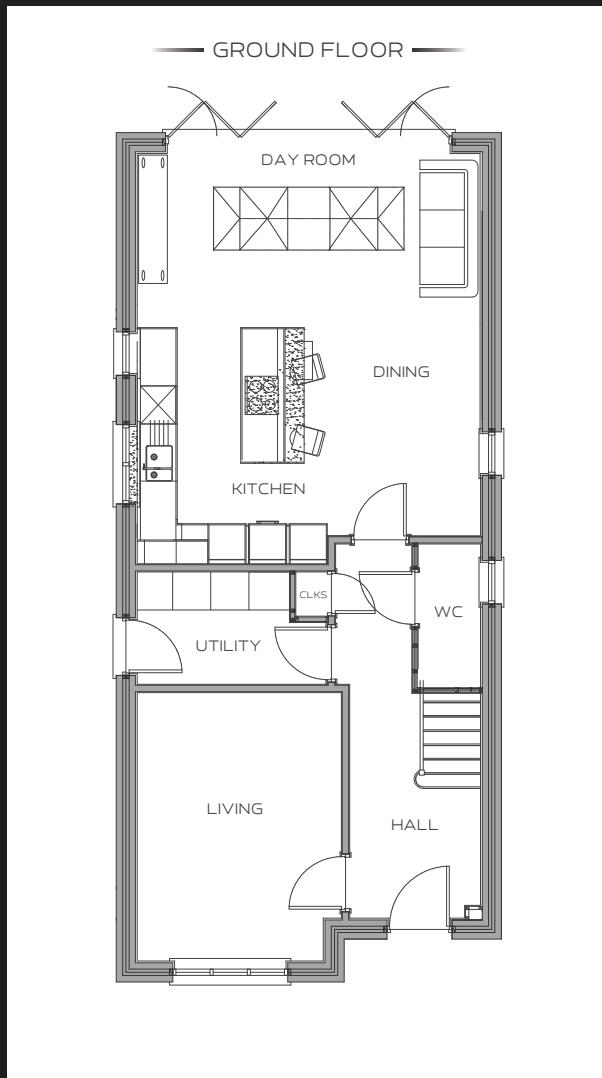
SEMI DETATCHED
HOUSE



Kitchen/Dining	6.40m x 5.40m
Hall	5.60m x 2.00m
Utility	1.70m x 3.00m
WC	2.00m x 1.00m
Living Room	4.00m x 3.20m
Total Area (Sq ft)	1850ft ²

Bedroom 2	4.90m x 3.20m
Study	2.10m x 1.90m
Family Bathroom	3.60m x 2.10m
Bedroom 3	5.20m x 3.20m

Master Bedroom inc Dresser	8.60m x 4.00m
Master Ensuite	2.90m x 2.50m
Bedroom 4	2.80m x 3.80m



Kitchen/Dining	6.60m x 5.40m
Hall	6.00m x 2.00m
Utility	1.70m x 3.00m
WC	2.00m x 1.00m
Living Room	4.20m x 3.20m
Total Area (Sq ft)	1875ft ²

Bedroom 2	4.90m x 3.20m
Study	2.10m x 2.20m
Family Bathroom	3.60m x 2.00m
Bedroom 3	5.20m x 3.20m

Master Bedroom inc Dresser	8.60m x 4.20m
Master Ensuite	2.90m x 2.50m
Bedroom 4	2.80m x 3.60m



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