



Merepark
Homes

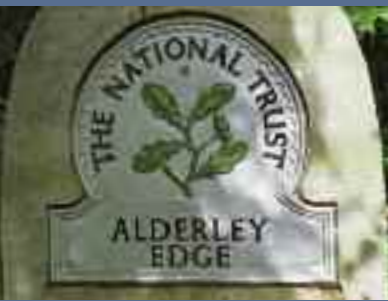
Alderley Grange



Alderley Grange offers a rare opportunity to acquire a modern, spacious family dwelling in the much sought after locality of Alderley Edge.

Exceptional specification and detailing, coupled with innovative spatial design, has resulted in a stylish three storey town house development set in a secluded courtyard.

Alderley Grange



Each 4 bedroom home includes 3 bathrooms (2 en-suite), with an extensive choice of internal decoration, sanitary-ware, and fully fitted kitchen with integrated appliances. French windows to the fourth bedroom and living room ensure that no opportunity is missed to enjoy the beauty of this semi-rural setting.

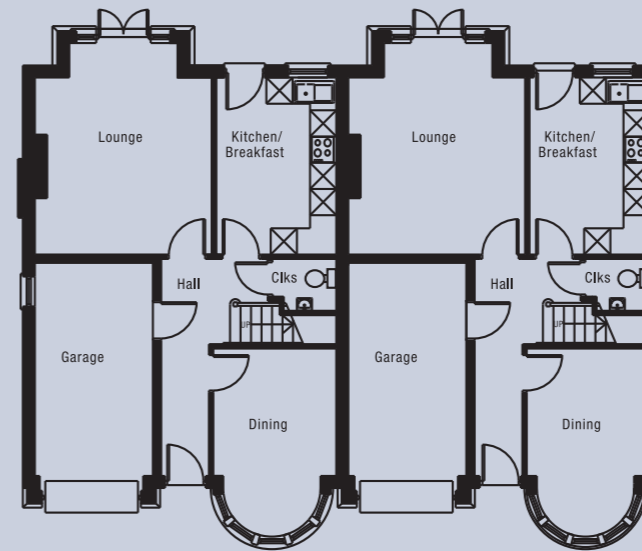
In close proximity to the very best in local services, Alderley Grange is perfectly located to access the many cultural, leisure and shopping facilities of Manchester and North Cheshire and the various national and international transport networks situated close by.



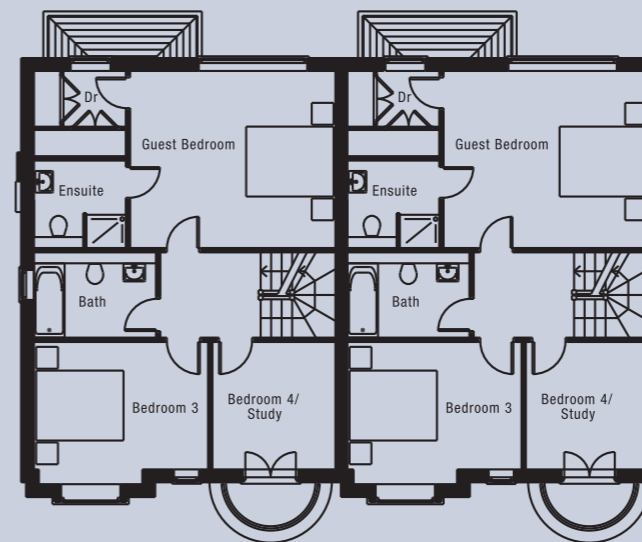
A Merepark showhome interior.



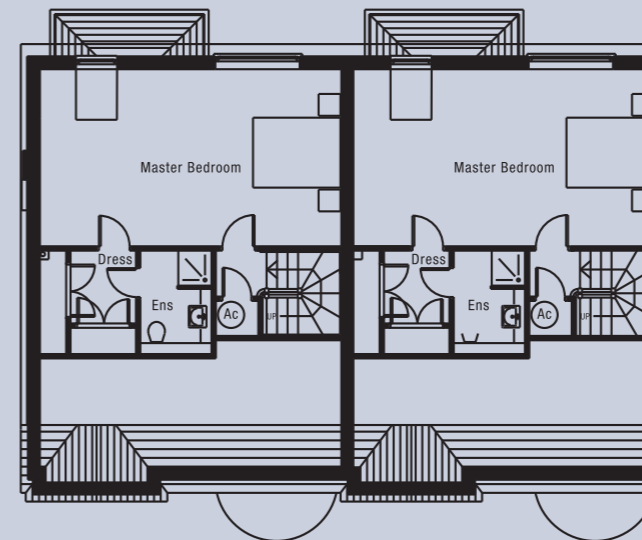
Ground Floor



First Floor



Second Floor



Specification

- NHBC Buildmark warranty
- Fully insulated
- Gas fired central heating with thermostatic radiator valves
- Sealed unit double glazing throughout
- Living flame fireplace
- An extensive choice of:-
 - Internal decoration
 - Sanitaryware
 - Wall and floor tiling
- Fully fitted kitchen with integrated appliances including dishwasher, gas hob, one and a half electric oven, microwave, extractor hood and fridge freezer
- Built in wardrobes with traditional panelled doors
- Decorative corncicing
- Power and lighting to loft and garage
- Gardens graded and turfed
- Smoke detectors to hall and landing
- Secure window and door locks
- Security alarm system

Dimensions

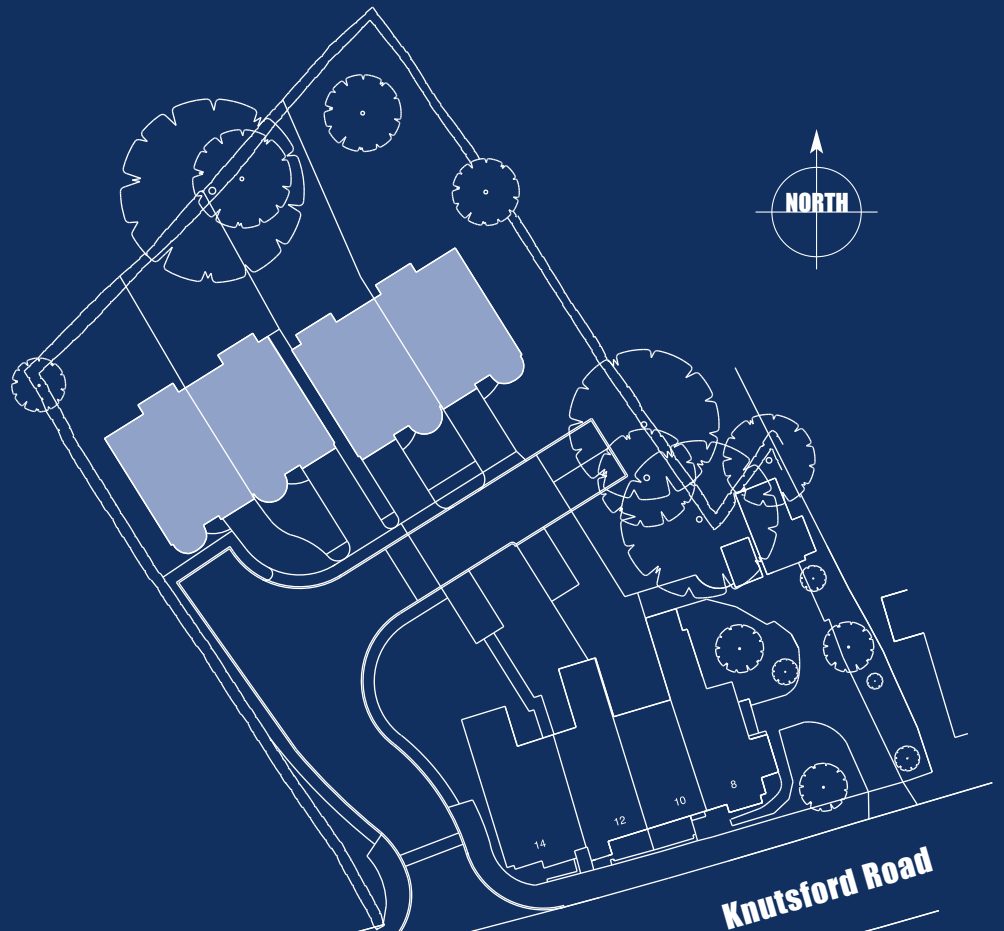
Entrance Hall	4.96m x 1.09m	(16'3" x 3'7")
Lounge	4.84m x 4.04m	(15'9" x 13'3")
Kitchen / Breakfast	4.05m x 2.76m	(13'4" x 9'2")
Dining Room	4.29m x 2.81m	(14'2" x 9'3")
Garage	5.21m x 2.76m	(17'2" x 9'1")
Guest Bedroom	4.70m x 4.05m	(15'5" x 13'4")
Guest Dress	2.10m x 1.95m	(6'10" x 6'5")
Guest En-Suite	2.10m x 2.07m	(6'10" x 6'10")
Bedroom 3	3.98m x 3.25m	(13'2" x 10'8")
Bedroom 4 / Study	2.92m x 2.81m	(9'7" x 9'3")
Bathroom	2.79m x 1.95m	(9'2" x 6'5")
Master Bedroom	6.90m x 4.05m	(22'8" x 13'4")
Master Dress	2.37m x 2.20m	(7'9" x 7'3")
Master Ensuite	2.37m x 1.63m	(7'9" x 5'5")



Merepark Homes

Merepark is a specialist developer of unique residential properties created to meet the exacting specification and lifestyle of the enlightened housebuyer.

Our aim is to build homes of quality in desirable locations throughout the region. With an emphasis on high standards of design, we develop homes for today's needs which will prove to be positive investments.



Merepark Homes

Location

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Alderley Edge enjoys particularly good access to the region's road and rail network. The M6 (J19) is 10 miles to the South whilst the M56 (J5) is 6 miles to the west, giving good access to Manchester (12 miles) and the extensive north west motorway network. Alderley Edge and Wilmslow railway stations are located within 2 miles, the latter offering a regular direct service to London Euston (3 hours). Manchester International Airport (6 miles) provides flights

to most cities in the UK and to a comprehensive range of international destinations.

With a variety of renowned public and state schools, golf courses, restaurants, café bars, independent specialist shops and places of stunning natural beauty or historical significance, few areas are better equipped to satisfy the requirements of the discerning home buyer.



These details and plans are intended as an indication of the proposed development. Merepark reserve the right at all times to make any alterations and the contents of this document form no part of or a representation of any contract.

