

Merepark Homes

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

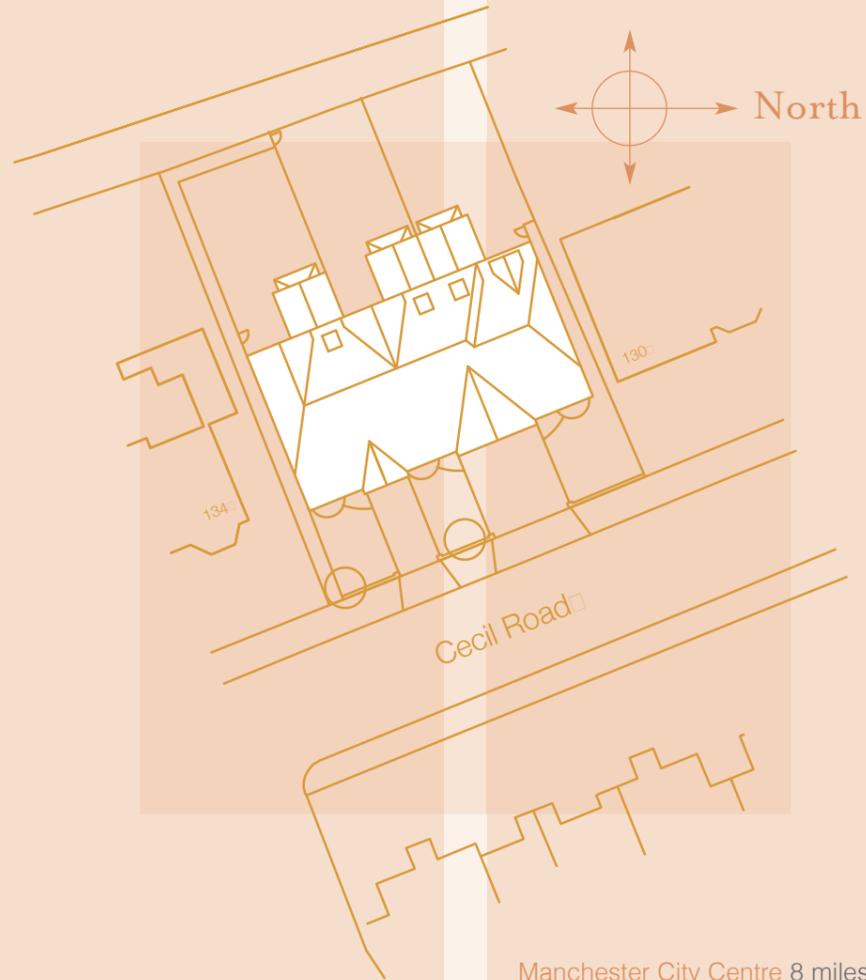
Our aim is to build homes of quality in desirable locations throughout the region, with an emphasis on high standards of design. We develop homes for today's needs which will prove to be positive investments.

Merepark Homes Ltd

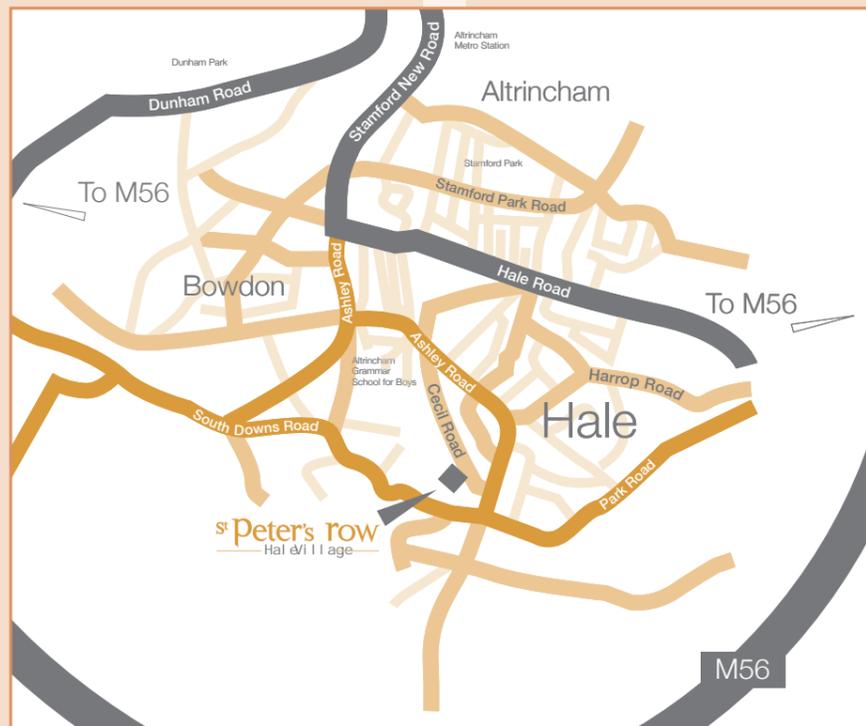
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These details and plans are intended as an indication of the proposed development. Merepark reserve the right at all times to make any alterations and the contents of this document form no part of or a representation of any contract.

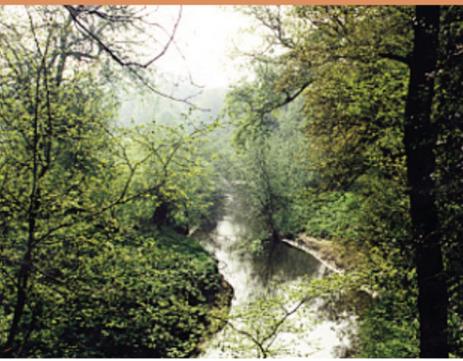


Manchester City Centre 8 miles
Manchester Airport 5 miles
M56 3 miles
Metrolink Station 1 mile



st Peter's row
Hale Village





st Peter's row

Hale Village

Location is widely accepted as being the most important factor in selecting a home. St Peter's Row delivers spectacularly, with its central position in the heart of Hale, one of Cheshire's most desirable villages.

In keeping with its affluent suburban environment, St Peter's Row has been developed with a luxurious specification for each of the three 4 bedroom, 3 bathroom town houses. All are equipped with contemporary fixtures and fittings, enhancing an idyllic lifestyle in a much sought after position.

Extensive, high quality local services are less than 2 minutes' walk away, with a range of well renowned schools adding to the appeal of the area. Transport links to Manchester city centre, and via Manchester airport ensure you are well connected for both work and pleasure.



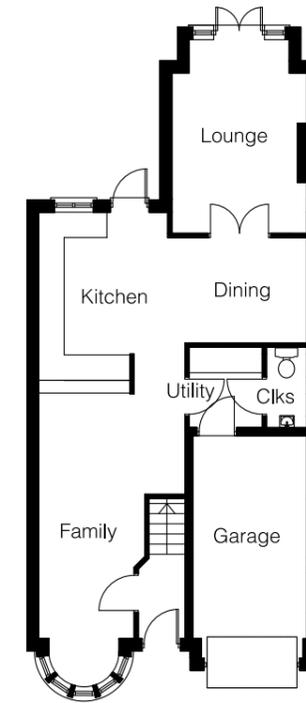
Merepark Homes is committed to the highest levels of quality and innovation. Each intelligent home will have the very latest wireless remote access technology. This will control heating, lighting and hot water either in the home or remotely from your PC, Laptop, PDA or mobile phone. The energy efficient nature of this technology gives the homes a smart and green control system. The system may be upgraded to control security, web cam, smoke detectors and alarm.

Specification

- NHBC Buildmark warranty
- Fully insulated
- Gas fired central heating with thermostatic radiator valves
- Sealed unit factory fitted double glazing throughout
- Class 2 chimney suitable for living flame fireplace
- Built-in wardrobes to guest bedroom
- Fully fitted dressing room to master bedroom

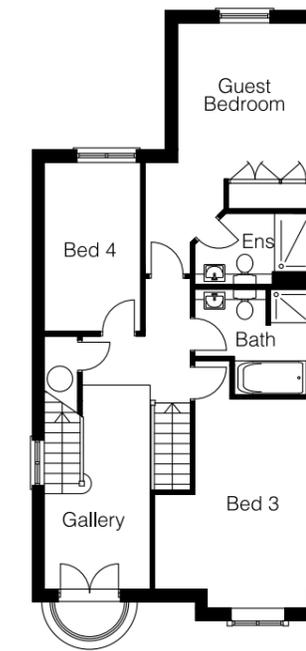
- Carpet and laminate flooring throughout
- Villeroy & Boch bathrooms fitted with Hansgrohe taps
- Wall and floor tiling
- Fully fitted kitchen with stainless steel appliances including gas hob and electric oven, microwave, extractor hood plus integrated dishwasher and fridge freezer

- Power and lighting to loft and garage
- Gardens graded and turfed
- Smoke detectors to hall and landings
- Secure window and door locks
- Security alarm system
- Electric up and over automatic garage doors



Ground Floor

Lounge	4.58m x 3.20m (15'0" x 10'6")
Kitchen/Dining	6.35m x 4.83m to 2.50m (20'10" x 15'10" to 8'2")
Family	5.26m x 3.46m to 2.51m (17'3" x 11'4" to 8'3")
Utility	1.90m x 1.73m (6'3" x 5'8")
Cloaks	1.90m x 0.96m (6'3" x 3'2")
Garage	5.25m x 2.70m (17'3" x 8'10")



First Floor

Guest Bedroom	4.40m x 3.20m (14'5" x 10'6")
Guest Ensuite	2.79m x 1.69m (9'2" x 8'2")
Bedroom 3	4.95m x 3.74m to 2.79m (16'3" x 12'3" to 9'2")
Bedroom 4	4.00m x 2.28m (13'2" x 7'6")
Bathroom	2.79m x 2.50m (9'2" x 8'2")
Gallery Landing	2.50m x 2.34m (8'3" x 7'8")



Second Floor

Master Bedroom	6.35m x 4.00m (20'10" x 13'2")
Master Ensuite	3.52m x 2.00m (11'7" x 6'7")
Master Dress	3.52m x 1.64m (11'7" x 5'5")

There may be marginal differences in internal measurements in the remaining two properties