

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



• THE SAPLINGS •

119 PARK ROAD • TIMPERLEY

A COLLECTION OF FOUR LUXURY FAMILY RESIDENCES
FINISHED TO THE HIGHEST OF STANDARDS

WWW.IANMACKLIN.COM



DIRECTIONS

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road and after approximately 2/3 mile The Saplings can be found on the right had side (WA15 6QQ).

DESCRIPTION

The Saplings is an exclusive and stunning development of four beautifully crafted family homes situated on Park Road, a highly desirable, sought after location.

The double fronted accommodation is approached via the entrance hall which provides access onto the sitting room at the front and the cloakroom/WC. Towards the rear of the property is an impressive open plan living dining kitchen with painted Germanic Linear Handleless units, ceramic work tops, quality integrated Neff appliances and bi folding doors leading onto the rear garden. The ground floor accommodation is completed by a separate cloakroom and large utility.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further double bedrooms serviced by the family bathroom/WC.

The accommodation is completed by the second floor which provides a large double bedroom plus fifth bedroom which could be used as a study and with an adjacent third bathroom/WC. The bathrooms benefit from designer matt black fittings and with large format Italian porcelain tiles.

There is ample private off road parking to the front of the property and delightful gardens to the rear presented to an exceptional standard with meticulous detail.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

RECEPTIONS 2 | BEDROOMS 5 | BATHROOMS 3







KITCHEN/DINER

Painted Germanic Linear Handleless Kitchen
Ceramic Worktops and Full Ceramic Splash Backs
Mitred Waterfall End Panels to Island
Neff Integrated Multifunction Microwave-Oven with Grill
Second Separate Neff Integrated Oven and Grill
Neff Integrated Dishwasher
Neff Integrated Full Height Fridge
Neff Integrated Full Height Freezer
Integrated Warming Drawer
Integrated Wine Cooler/Fridge
Integrated Pantry-Cupboard/Cutlery Drawers/Recycling bins
2 x Island Mounted Kaelo Wine Bottle/Drinks Chillers
Neff Flex Induction Hob with Integrated Downdraft Extractor
Black Quooker Flex Pro 3 Boiling Water Tap
Kitchen Bar Suitable for Bar Seating
4 Zoned Ambient LED Unit Lighting and Recessed Ambient LED Coving Lighting
Island Mounted Pop Up Double Power Socket
Stunning Contemporary Full Width Bi-fold Doors Leading into Private Rear Garden
Luxury Large Format Porcelain Floor Tiles
Over Island Feature Pendant Lights
Underfloor Heating Throughout
Integrated Media-Wall (CAT 6)

UTILITY ROOM

Painted Germanic Linear Handleless units
Large Storage Spaces
Pre-plumbed Spaces Provided for Washing Machine and Dryer
Valent Eco-Fit Boiler
200 Litres Water Tank

BATHROOMS

Designer Matt Black Wash Basin/Toilet/Taps/Shower Fittings
Luxury Large Format Italian Porcelain Tiles
Separate Walk-in Shower with Framed Glass and Large Slate Effect Shower Tray
Concealed Geberit Toilet Systems
Large Matt Black Free Standing Luxurious Baths
Bella Soft-closing Toilet Seat
Designer Matt Black Heated Towel Warmers
Integrated Wall Niches
Illuminated Vanity Mirror
Matt Black Douche
Matching Toilet Brush/Toothbrush/Toilet roll holders and soap dispenser

EN-SUITES

Designer Matt Black toilet and sink
Accented Brushed Gold Taps/ Shower Fittings
RHEA Brushed Gold Heated Towel Rail
Illuminated Brushed Gold Vanity Mirror
Luxury Large Format Italian Porcelain Tiles
Separate Walk-in Shower with Framed Glass and Large Slate Effect Shower Tray
Integrated Wall Niches
Matching Toilet Brush/Toothbrush/Toilet roll holders

MASTER BEDROOM

Designer Bedside Pendant Lighting
Floor to Ceiling Windows with Glass Juliet Balcony
Feature Wall with Recessed Ambient LED Lighting
Ambient coving lighting

GENERAL SPECIFICATION

Zonal Underfloor Heating Throughout the Ground Floor (Heat-Miser with Smart Controls)
All rooms Cat 6 Integrated
Recessed ambient LED coving lighting
2 x Integrated Media walls
Nest first and second floor Heating and Water controls (Smart Controls)
Texacan Alarm System with Door Contact and Smart Control
Under-Stairs Storage with Cat 6 Controls/Outdoor lighting Timers/ Internal EV Charging Switch
Clients Choice of Carpets from Developers sample pack
Solid 44mm large timber featured panelled doors throughout internally
Brushed Brass door furniture
2 x Integrated Media Walls Pre-wired to Cat 6
Contemporary Solid Timber Stairs with Glass Balustrade
Attractive Skirting Boards and Deep Moulded Architraves
Matt Black Light Switches & Sockets Throughout
Matt Black USB sockets
Mains Powered Smoke Detectors
Gas Central Heating
Master Bedroom with En-suite
High Quality Anodised Aluminium Windows and Large Anodised Aluminium Bi-Fold Rear Doors
Double glazing to provide precise thermal and acoustic control

EXTERNAL SPECIFICATIONS

Situated on a Private Road with motion detected lighting
3 Private Parking Spaces Per House
Landscaped Gardens to Front & Rear
Natural grey contemporary roof tiles
High Quality Aluminium Windows
High Quality Full-Width Aluminium Rear Bi-fold Doors
Up & Down Lighting to Front & Rear
Full security system including PIRs & shock sensors
Glass Juliet Balconies
Rear Garden External Power Sockets
Rear Garden Sheds
Natural Stone Features to Front and Rear Elevations
Fully Paved Front Drive and Entrance
Indian Sandstone Paving
Electric Vehicle Charging
Front and Rear security lighting
Venetian Hit and Miss Fencing

GROUND FLOOR:

LIVING/DINING KITCHEN 6.76m x 5.96m
SITTING ROOM 4.60m x 3.59m
UTILITY 2.76m x 1.73m
WC 2.02m x 1.73m

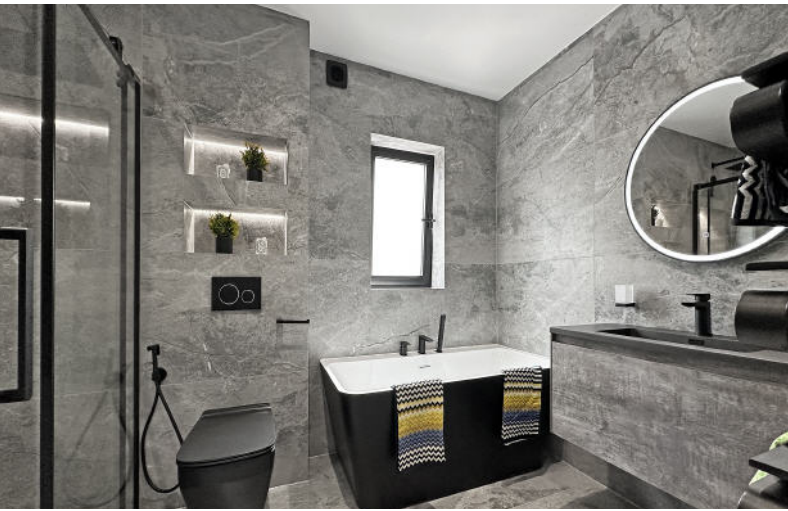
FIRST FLOOR:

BEDROOM ONE 5.07m x 3.25m
EN SUITE 2.32m x 1.52m
BEDROOM TWO 4.60m x 3.47m
BEDROOM THREE 5.03m x 3.21m
BATHROOM 3.27m x 3.21m

SECOND FLOOR:

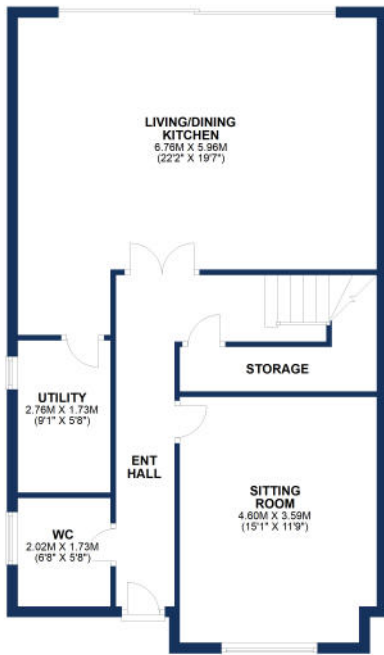
BEDROOM FOUR 6.82m x 5.81m
BEDROOM FIVE 3.31m x 3.18m
BATHROOM 3.51m x 2.70m



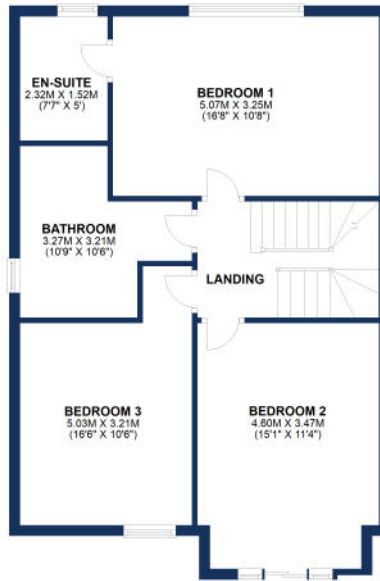




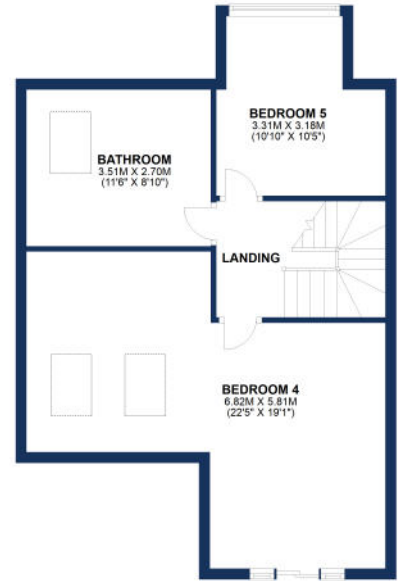
GROUND FLOOR
APPROX 76.0 SQ METRES
(818.0 SQ FEET)



FIRST FLOOR
APPROX 66.0 SQ METRES
(710.4 SQ FEET)



SECOND FLOOR
APPROX 55.5 SQ METRES
(597.5 SQ FEET)



TOTAL AREA APPROX
197.5 SQ METRES (2126 SQ FEET)

PIC·HOMES

COMBINING PASSION & EXPERTISE IN THE DESIGN & BUILD OF BESPOKE LUXURY HOMES

Each PIC HOME is tailored to the needs of modern family living. By combining the best of contemporary architecture with the highest quality materials and construction, PIC HOMES deliver a perfect blend of functionality and luxury.

PIC HOMES treat each of their homes independently. Relying on years of knowledge and expertise to produce luxurious homes that suit their location and end-use. Their focus on design and architecture helps them lead the way in building homes that set the bar in each neighbourhood that they build.



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