



19B QUEENS ROAD | HALE

£1,200,000

\*\*\*ONLY ONE REMAINING\*\*\*PLOT 2\*\*\*DUE FOR COMPLETION APRIL 2025\*\*\*

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 and is specially designed for modern family living. Approximately 2,300 sq ft and briefly comprising recessed porch, entrance hall, lounge, magnificent open plan living/dining kitchen, cloakroom/WC, primary bedroom with ensuite, large separate dressing area and balcony, three further bedrooms and two bathrooms. Underfloor heating and triple glazing. Off road parking for two cars. Superb location.

POSTCODE: WA15 9HF

## DESCRIPTION

Landmark Living has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed. They pride themselves on producing developments that are unique and luxurious whilst their ethos is driven by the pursuit of perfection and extreme attention to detail. The 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.

Queens Walk is a contemporary development of just two semi detached family homes situated in a sought after location approximately half a mile from the village of Hale with its range of fashionable restaurants, wine bars and cafes. A little further is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and Metrolink station providing a commuter service into Manchester. The position is also ideal for the surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools including Stamford Park School. In addition, just two hundred yards to the north is Stamford Park with tennis courts and recreation areas.

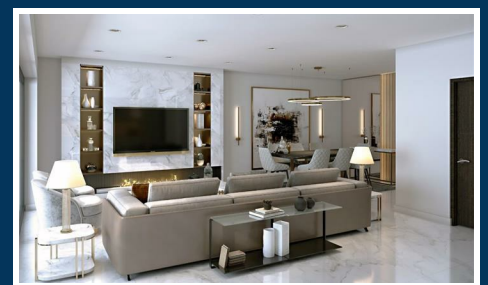
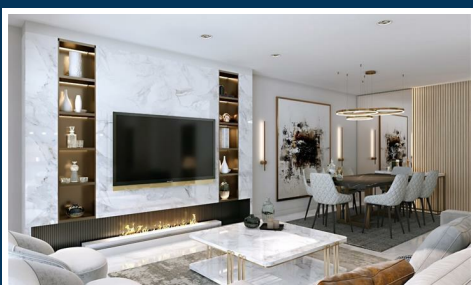
DUE FOR COMPLETION APRIL 2025.

## GENERAL SPECIFICATION

- Concealed laundry area in the family bathroom
- Underfloor heating throughout the ground floor
- Solid 44mm large timber doors throughout internally
- Brushed metal door furniture
- Attractive skirting boards and deep moulded architraves
- Flush plate, brushed metal light switches & sockets
- Mains powered smoke detectors
- Pre-wired for Sky & HD
- Primary bedroom with en-suite
- Primary bedroom with large separate dressing area
- High quality anodised aluminium windows
- Large anodised aluminium sliding doors to the rear
- Triple glazing to provide precise thermal and acoustic control
- Electric vehicle charging point.

## KITCHEN SPECIFICATION

- German kitchen
- Silestone worktops
- Siemens/Neff integrated dishwasher
- Siemens/Neff integrated microwave
- Siemens/Neff integrated multifunction oven with grill
- Fully integrated larder fridge & no-frost freezer
- State of the art Bora cooktop extractor
- Soft motion hinges and drawers
- Cutlery insert tray
- Brushed steel mixer tap and inset sink
- Kitchen bar suitable for bar seating
- Stunning contemporary sliding rear doors to the garden
- Designer large format porcelain tiles
- Underfloor heating throughout



## SECURITY & HOME PROTECTION

- Intruder alarm system
- PIR detection
- Alarm keypads adjacent to front door
- Mains fed smoke detectors
- 10 Year New Home Warranty

## EXTERNAL SPECIFICATION

- Two off road parking spaces per house
- Natural grey slate contemporary roof tiles
- High quality aluminium windows
- High quality aluminium rear sliding doors
- Up & down lighting to front & rear
- Full security system including PIRs & shock sensors

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

#### LOUNGE

14'9" x 13'10" (4.50m x 4.22m)

#### LIVING/DINING KITCHEN

24'6" x 22'11" (7.47m x 6.99m)

#### CLOAKROOM/WC

### FIRST FLOOR

#### LANDING

#### BEDROOM TWO

11'10" x 10'3" (3.61m x 3.12m)

#### ENSUITE BATHROOM

8'3" x 5'1" (2.51m x 1.55m)

#### BEDROOM THREE

14' x 10'2" (4.27m x 3.10m)

#### BEDROOM FOUR

10'3" x 9'6" (3.12m x 2.90m)

#### FAMILY BATHROOM

14'2" x 6'4" (4.32m x 1.93m)

### SECOND FLOOR

#### LANDING

#### PRIMARY BEDROOM

23'3" x 18'6" (7.09m x 5.64m)

Including:

#### DRESSING AREA

#### ENSUITE BATHROOM

8'9" x 8'4" (2.67m x 2.54m)

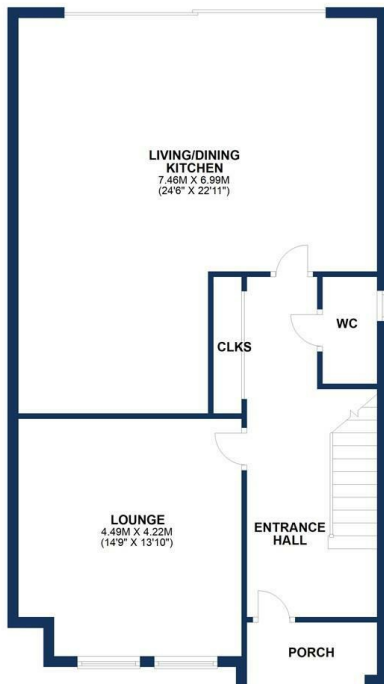
#### BALCONY



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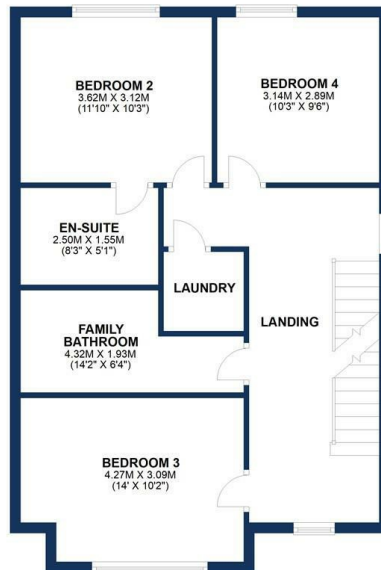
### GROUND FLOOR

APPROX. 84.0 SQ. METRES (904.0 SQ. FEET)



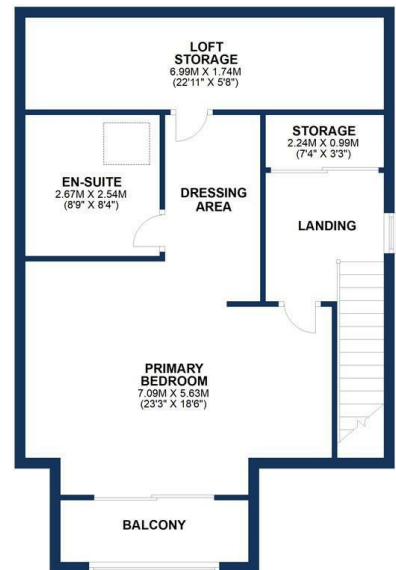
### FIRST FLOOR

APPROX. 67.4 SQ. METRES (725.2 SQ. FEET)



### SECOND FLOOR

APPROX. 62.9 SQ. METRES (676.6 SQ. FEET)



TOTAL AREA: APPROX. 214.2 SQ. METRES (2305.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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