

# IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



119F PARK ROAD | TIMPERLEY

£950,000

The Saplings Phase 2 is an exclusive development of just five exceptional homes comprising two contemporary semi-detached and three distinguished detached properties, beautifully positioned in the historic village of Timperley. This unique collection blends modern luxury with a deep respect for its surroundings, offering a rare opportunity to own a home that celebrates both heritage and forward-thinking design.

POSTCODE: WA15 6QQ

## DESCRIPTION

The Saplings Phase 2 is an exclusive development of just five exceptional homes comprising two contemporary semi-detached and three distinguished detached properties, beautifully positioned in the historic village of Timperley. This unique collection blends modern luxury with a deep respect for its surroundings, offering a rare opportunity to own a home that celebrates both heritage and forward-thinking design.

The two front detached homes have been designed with traditional heritage architectural features that compliment Timperley's historic character. Externally, they boast timeless detailing and are finished in high-quality sandstone, creating a sense of presence and permanence.

The three homes to the rear adopt a more modern aesthetic, offering striking, clean-lined exteriors while maintaining a cohesive, high-end look across the site. Every home at The Saplings has been crafted with meticulous attention to detail—inside and out. From expansive open-plan kitchen and dining areas to dedicated home offices, media walls, and luxurious en-suite bedrooms, these homes are made for contemporary living. Bi-fold doors open onto private gardens, while interiors are finished to an impeccable standard with smart technology and energy-efficient features throughout.

All five homes benefit from private driveways, with Plots 4 and 5 offering the added exclusivity of secure, gated entrances. Sustainability is at the heart of The Saplings, with every home EPC A-rated and equipped with integrated solar panels, air source heat pumps, and the option for energy storage—ensuring reduced running costs and a lighter environmental footprint.

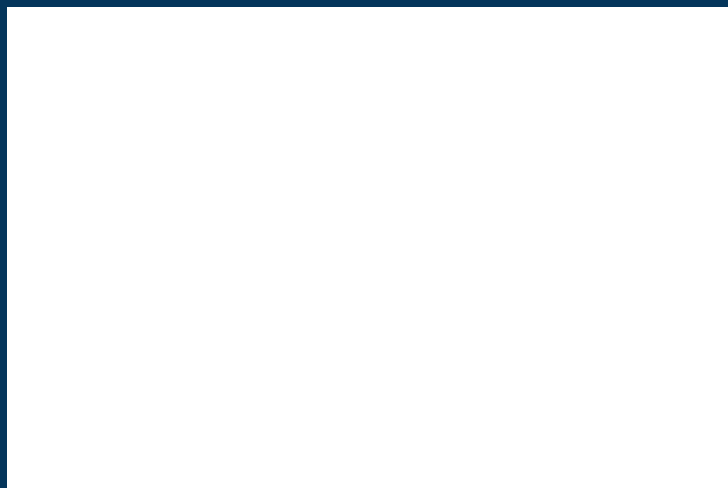
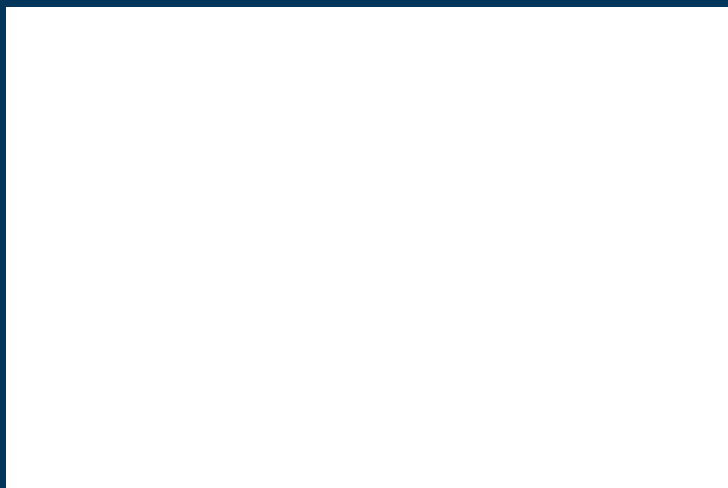
Located in one of Greater Manchester's most desirable areas, The Saplings Phase 2 combines suburban tranquillity with unbeatable connectivity. Outstanding schools, green spaces, local amenities and the vibrant Altrincham town centre are all within easy reach, making it the perfect place to put down roots.

## GENERAL HOME SPECIFICATION

- Private driveways to each home
- Ground floor zoned underfloor heating
- Spot Lights throughout
- LED Coving lighting in: Kitchen/Diner, Master Bedroom & Formal Living
- Black aluminium Bi-fold doors to the rear of each home
- Pre-wired CAT6 in each room for high speed internet access.
- Timber stairs with black balustrade and newel posts with modern glass panels
- Composite front entrance doors
- Black double glazed aluminium windows and doors.
- Internal doors: Black panelled
- Modern brass style handles and door furniture.
- Kitchen/Diner & Utility room floors tiled in 100cmx100cm porcelain tiles or 120cmx20cm planks in herringbone pattern
- Hallway tiled with large format porcelain tiles
- Stairs, office/living room, bedrooms and landing all carpeted. Colour options available
- Master bed with built in led backlit headboard and bedside hanging pendants
- Built in media walls in all Kitchen/ Diners Living Room
- Dimmer switches in habitable rooms and switches in bathrooms/storage/utility.
- 5 double sockets in each room (2 of which USB sockets).
- Modern black wall hung radiators on 1st floor and 2nd floor of each home.
- Moulded skirting boards and architraves
- Mains powered smoke detection system

## KITCHEN

- Mix of German style and traditional shaker style kitchens
- Ceramic 20mm worktop
- Neff integrated dishwasher
- Neff integrated Slide and Hide Oven
- Neff integrated multifunction oven with grill
- Fully Integrated larder fridge
- Fully Integrated no frost freezer
- Neff freestanding wine cooler
- Neff Flex induction hob
- Soft motion hinges and drawers
- Cutlery insert tray
- Pull out waste bins
- Quooker boiling tap
- Quartz under mount sink
- Neff wall extractor
- Kitchen Island with ceramic top and mitred waterfall edges, with Bar/Dining seating and power socket.
- Stunning contemporary Bi-fold rear doors leading into private rear garden
- Porcelain large format tiles
- KAELO worktop wine cooler



## UTILITY ROOM

- 40mm laminate worktop and up-stand
- Low and high cupboards for storage
- Tall cupboards for storage.
- Plumbing and space for freestanding washer and dryer
- Tiled floor

## BATHROOMS

- Large format porcelain tiles (100cmx100cm in family bathroom 60cmx120cm in all other bathrooms
- Floor to ceiling tiled areas with mitred edges.
- Niche LED Lighting
- Concealed Dual Flush cisterns
- Mixture of round and rectangular LED wall mirrors
- Modern black sink and toilet pans
- Wall hung vanity unit sinks
- Low profile anthracite and white shower trays (top bathroom image)
- Black, Brushed Gold and Nickel brassware and radiators in family bathrooms and W/C's.
- Master En-suites: have a selection of brushed gold finishes such as radiator, brassware and accessories.
- Accessories: Soap dispensers, toothbrush holders, electric toothbrush charger, toilet roll holder, robe hook, toilet brush all with matching overflow covers

## SERVICES / RENEWABLE ENERGY

- EPC Rated A for high thermal efficiency and very low home energy running costs.
- Solar Panels to front elevations (Storage battery optional extra)
- Air Source Heat pumps for home heating
- Electric vehicle charging point

## SMART HOME FEATURES

- Texecom Home Security Alarm System (smart phone compatible via App)
- Underfloor Heating (smart phone compatible via App)
- Hot Water (smart phone compatible via App)
- 1st Floor Heating (smart phone compatible via App)
- 2nd Floor Heating (smart phone compatible via App)

## THE DEVELOPER

P.I.C Homes began with a shared passion for creating warm and inviting homes, offering families the finest in luxury living. Our developments aren't just about beautiful architecture; they're about creating homes that grow with you over time, providing not just a space but a place to truly call your own. Our homes are designed to be both functional and spacious, creating the perfect family environment. It's this careful balance that defines the cozy and high-quality atmosphere you'll find in all of our developments. We've consistently aspired to offer the area's highest quality homes, rendering them not only unique but also a truly luxurious addition to the local community. As founders, we keep our core values close to heart in every development. These aren't just houses; they're homes we would be proud to share with our own families.

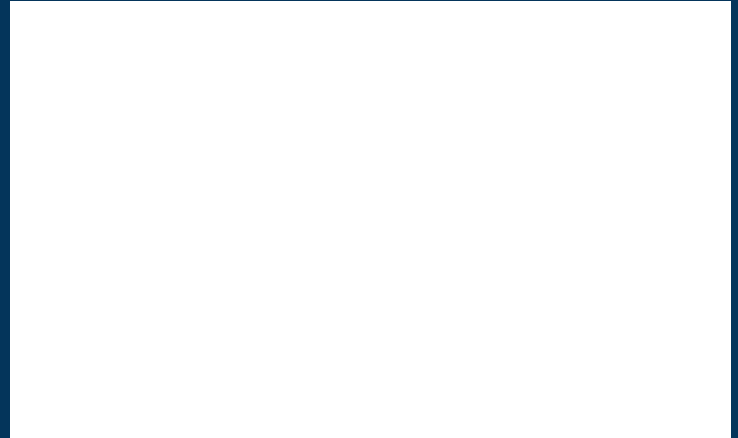
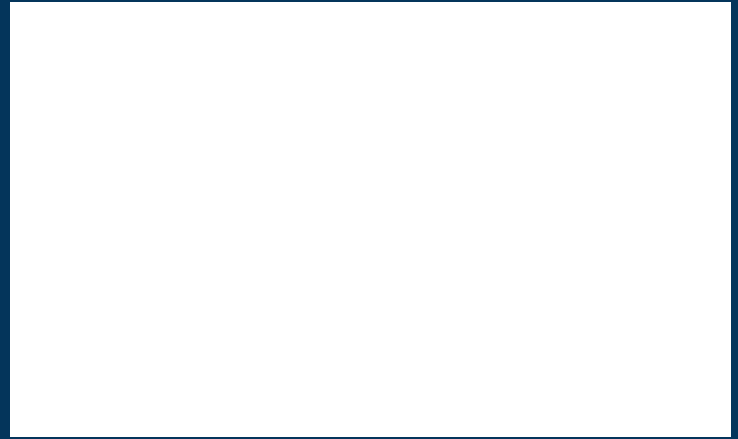
Founders: Armaan Chohan & David Strettle

## AWARD WINNING DEVELOPMENT

Building on Award-Winning Foundations

P.I.C Homes is proud to uphold the high standards established by The Saplings Phase 1, which was named Small Housing Development of the Year at the Insider North West Residential Property Awards 2025. Delivered in collaboration with CODA Studios, the development at 119–121 Park Road, Timperley was celebrated for its exceptional architectural quality and its seamless blend of traditional character with modern design. The scheme combined the creation of elegant new-build homes with the restoration of a heritage asset into a contemporary home, striking a perfect balance between luxury and legacy. Judges also praised the development's thoughtful response to specific family care needs, showcasing a deep understanding of how great design can enhance everyday living.

This recognition reflects the care, creativity, and attention to detail that define every P.I.C Homes project. The Saplings Phase 2 builds on that ethos—delivering a refined collection of homes that embody architectural distinction, modern comfort, and a true sense of belonging in the heart of Timperley.



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**PLOT 2&3**  
SAPLINGS PHASE 2 // FLOOR PLANS



Ground Floor Plan.

Note: The floor plans shown apply to Plot 2. Plot 3 has an identical layout but is mirrored.

**PLOT 2&3**  
SAPLINGS PHASE 2 // FLOOR PLANS



First Floor Plan.

Note: The floor plans shown apply to Plot 2. Plot 3 has an identical layout but is mirrored.

**PLOT 2&3**  
SAPLINGS PHASE 2 // FLOOR PLANS



Second Floor Plan.

Note: The floor plans shown apply to Plot 2. Plot 3 has an identical layout but is mirrored.



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