

MHG
MANSION HOUSE GROUP
BUILDING DESIRABLE HOMES

GARDEN COURT
Altrincham

GARDEN LANE, ALTRINCHAM, CHESHIRE, WA14 1EU



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Garden Court is a unique new development of one five and one four bed semi-detached executive family homes, perfectly positioned in the highly desirable and sought after location of Altrincham, Cheshire.

These hidden gems built by Mansion House Group are superbly proportioned over three floors to suit today's modern family who want the best of town centre living, excellent local amenities and nearby leafy surroundings.

The high specification finishes include a contemporary open plan fitted kitchen/family/dining room benefiting from bi-folding doors opening to a private town garden, modern bathrooms, and spacious double bedrooms.



ALTRINCHAM

Altrincham is Trafford's largest town with an historic Charter Market and is one of the premier residential areas in Greater Manchester. The immediate population has an exceptionally high number of professionals, business leaders and homeowners. Altrincham is a great place to live, work, shop and enjoy varied leisure activities. With easy access to the city for jobs whilst offering stunning leafy surroundings for countryside walks and excellent local amenities from ice skating, spa health & fitness facilities, to independent restaurants. There's plenty of things to do for families with a strong sense of community.

GARDEN COURT *Altrincham*

PLOT ONE



PLOT TWO

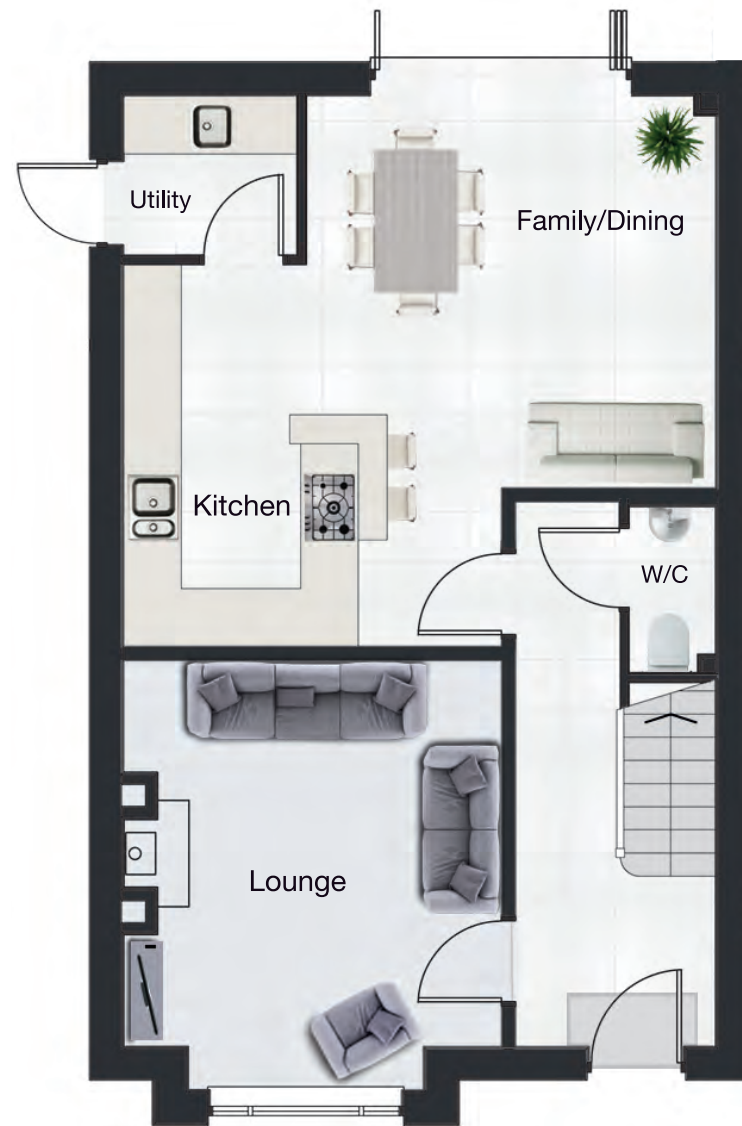


THE DEVELOPMENT

Accessed via Garden Lane, off Victoria Street, these beautiful hidden away semi-detached town houses have been designed to the most exacting specification. Every aspect of living in this most desirable location has been considered. The properties are conveniently located within walking distance to Altrincham town centre, within the catchment area of great schools, and have access to Metrolink, bus, rail and road networks.

GARDEN COURT

Altrincham



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen	3.92m x 3.96m 12'10" x 12'12"
Family/Dining	4.06m x 4.25m 13'4" x 13'11"
Lounge	4.45m x 3.92m 14'7" x 12'10"
Utility	1.65m x 1.80m 5'5" x 5'11"
WC	1.72m x 0.90m 5'8" x 2'11"

FIRST FLOOR

Bedroom 1	4.06m x 3.93m 13'4" x 12'11"
Ensuite (Bed 1)	2.26m x 2.11m 7'5" x 6'11"
Dressing (Bed 1)	1.71m x 2.11m 5'7" x 6'11"
Bedroom 2	4.45m x 3.92m 14'7" x 12'10"
Ensuite (Bed 2)	1.46m x 3.04m 4'9" x 9'12"

SECOND FLOOR

Bedroom 3	4.33m x 3.92m 14'2" x 12'10"
Bedroom 4	4.35m x 3.92m 14'3" x 12'10"
Family Bathroom	3.34m x 2.08m 10'11" x 6'10"

All Dimensions taken at widest point.

PLOT ONE

Plot 1 is a four bedroom semi-detached home offering 172m.sq / 1,850 sq.ft of accommodation over three levels. Accommodation includes an entrance hall, lounge, open plan kitchen with family/dining areas, utility, down stairs wc. First floor master bedroom with en-suite bath and walk-in wardrobe, Bed 2 is also a double sized room with en-suite shower. On the second floor there are two further double bedrooms served by a large family bathroom.

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/Family	4.58m x 6.16m 15' x 20'2"
Dining	5.00m x 3.95m 16'5" x 12'12"
Lounge	4.45m x 3.93m 14'7" x 12'11"
Utility	1.57m x 1.50m 5'2" x 4'11"
WC	1.72m x 0.90m 5'8" x 2'11"

FIRST FLOOR

Bedroom 1	4.11m x 3.96m 13'6" x 12'12"
Ensuite (Bed 1)	2.91m x 2.13m 9'7" x 6'12"
Bedroom 2	3.59m x 3.93m 11'9" x 12'11"
Ensuite (Bed 2)	1.29m x 3.06m 4'3" x 10'
Bedroom 3	4.02m x 5.02m 13'2" x 16'6"
Ensuite (Bed 3)	1.51m x 4.07m 4'11" x 13'4"

SECOND FLOOR

Bedroom 4	3.87m x 3.92m 12'8" x 12'10"
Bedroom 5	3.68m x 3.92m 12'1" x 12'10"
Family Bathroom	2.72m x 2.08m 8'11" x 6'10"

All Dimensions taken at widest point.

PLOT TWO

Plot 2 is a five bedroom semi-detached home offering 192m.sq / 2,050 sq.ft. of accommodation over three levels with a double garage. Accommodation includes an entrance hall, lounge, open plan kitchen with family/dining areas, utility, and down stairs wc. First floor master bedroom has separate access with large en-suite facilities, there are two further double bedrooms on the first floor both with en-suites. The second floor has the two remaining double bedrooms which are served by a family bathroom with shower.

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THE KITCHEN & BATHROOMS

Superb contemporary design with integrated appliances to satisfy the style connoisseur. Fully fitted bespoke kitchen furniture in a selection of finishes to suit all tastes. Stainless steel sink and drainer with chrome tap fittings. Siemens integrated appliances consisting of stainless steel hob, oven, extractor hood and microwave. Built in fridge-freezer and dishwasher and a separate utility room with plumbing for washer and dryer. A bathroom that fits your life style. We've integrated the latest thinking in bathroom design to bring you a calming and relaxing environment. Fitted with white sanitary ware by Villeroy & Boch, consisting of wc, wash hand basin and semi-pedestal with chrome fittings. Bath with chrome pop up waste. Contemporary chrome shower head and controls. Walls and floors are finished with Porcelanosa ceramic tiling.

- Exclusive courtyard development
- Thermally insulated to a high standard
- 10 Year new build warranty
- Gas 'A' rated condensing boiler supplying thermostatically controlled heating
- Fully fitted modern kitchen with integrated appliances and quartz work surface
- Villeroy & Boch sanitary ware and furniture with Hansgrohe fittings
- A mixture of luxury carpet, engineered wood floors, Porcelanosa tiles to floor and walls
- Modern four panel internal doors and chrome ironmongery
- Hardwood finishing to principal staircase including sturdy oak handrails
- Wood burning stove
- Security Alarm
- Secure window locks and multi-point door locking



THE SPECIFICATION

Every single detail of a Mansion House Group home is measured against our continuing goal; to enhance the lives of our home owners. This is reflected in everything we do, nothing is insignificant. We have always strived for the best standards, the highest in the industry. Only the finest materials are selected and hand finished by skilled artisans. From the largest to the smallest of details; this is our philosophy.

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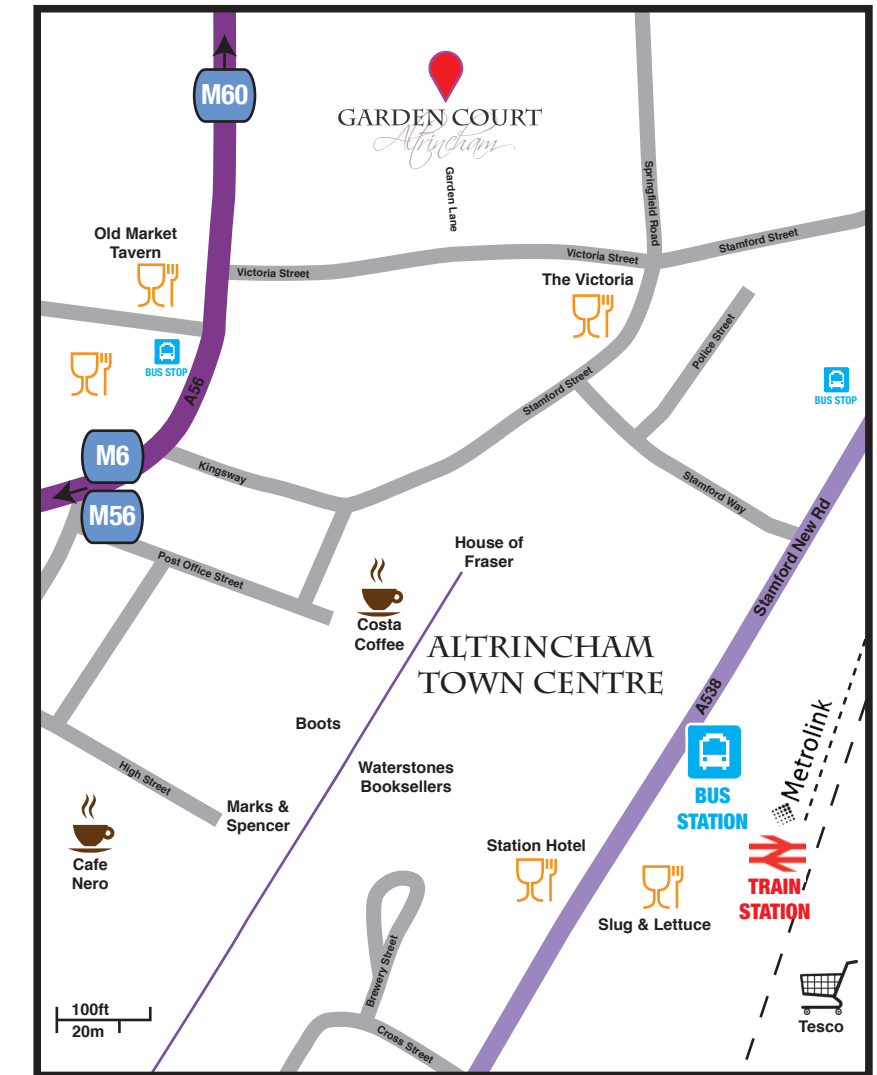


ABOUT MANSION HOUSE GROUP

Mansion House Group Limited is a specialist developer of unique residential properties created to meet the exacting specification and lifestyle of the enlightened house buyer. Our continuing aim is to build homes of quality in desirable locations throughout the region. With an emphasis on high standards of design and build quality, we develop homes for today's needs which have proven to be positive investments.

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PROJECT MANAGEMENT



LOCATION

Altrincham offers excellent connectivity, situated on the A56, a main arterial route out of Manchester, and is in close proximity to the M56 / M60 motorways. This road network is complemented by an integrated rail, metrolink and bus interchange, providing easy access to and from Manchester city centre 10 miles away. Manchester International Airport, the UK's largest airport outside London, is easily accessible, being only 15 minutes away. Altrincham town centre is a two minute walk from Garden Court, with the independent shops and restaurants of Hale village just over a mile away. Altrincham also has some fantastic schools including Grammar Schools for girls and boys within easy reach and plenty of leisure activities for families.

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ENQUIRIES



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These details and plans are intended as an indication of the proposed development only. Mansion House Group reserves the right at all times to make any alterations to the contents of this brochure. This does not form part of any contract.

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