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MANSION HOUSE GROUP  
BUILDING DESIRABLE HOMES

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GLASSWORKS  
BOLD STREET, HALE, WA14 2ES

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SIMPLY BEAUTIFUL HOMES



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## GLASSWORKS HALE

Glassworks is a contemporary development of three individually designed homes exceptionally well built and ideally located in the heart of Hale Village. The architecture incorporates modern clean lines with natural tones and the unique layouts help create impressive and stylish properties of the highest specification.

Designed and built by Mansion House Group, all three properties have been meticulously thought through to satisfy the demands of the modern resident and to deliver efficient and well planned homes.

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LOCATION

Hale offers excellent connectivity being situated between the A56, which is one of the main arterial routes into and out of Manchester, and the M56 Motorway.

The road network is complemented by a rail, Metro-link and bus interchange in Altrincham town centre and a railway station in Hale. These all provide access in less than half an hour to Manchester City Centre.

Manchester International Airport, the UK's third busiest airport, is only ten minutes drive from the location.



LOCATION MAP

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ABOUT THE AREA

Hale is an affluent area of South Trafford with a thriving village centre. Together with Hale Barns and Bowdon it is among the wealthiest areas to live in the country. The immediate population contains an exceptionally high number of professionals, business leaders and homeowners.

Hale is a great place to live, work, shop and enjoy varied leisure activities. Manchester City Centre is easily accessible with the benefits including jobs and International entertainment.

Hale and Altrincham offer a relaxed style of night life or a place to simply meet friends for a coffee. Hale's charming village is full of chic boutiques, good restaurants and a variety of bars. Altrincham Town centre is an attractive bustling modern market town with a distinct and bold identity and offers a balanced mix of retail, leisure, cultural, commercial and social amenities to meet the needs of local people and the aspirations of a discerning home owner.

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STREET PLAN

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STUDIO APARTMENT

A thoughtfully designed modern open-plan studio apartment offering 42.75m.sq (460sq.ft.) of accommodation situated on the ground floor of this exclusive development.

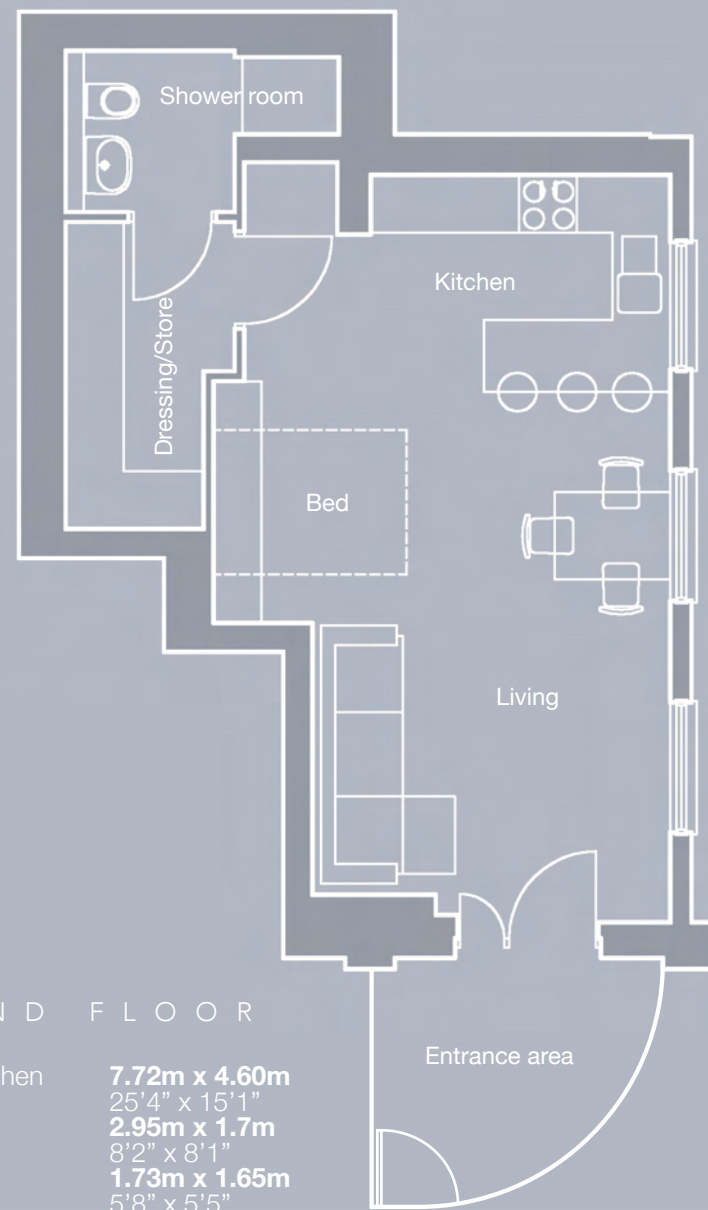
The accommodation includes a private entrance area which leads directly into the main living area with integrated designer kitchen. Natural light from three windows and the main entrance help bring this open plan space to life. High ceilings and deep moulded timber skirtings add period charm. A useful storage space separates the main living area from the contemporary shower room which is fitted with Villeroy & Boch sanitary ware and the Porcelanosa tiles complete this beautifully finished ground floor studio apartment.



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THE STUDIO



GROUND FLOOR

Living/Bed/Kitchen 7.72m x 4.60m  
25'4" x 15'1"  
Dressing/Store 2.95m x 1.7m  
8'2" x 8'1"  
Shower room 1.73m x 1.65m  
5'8" x 5'5"

All dimensions taken at widest point except where a shower is recessed.

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Imagine the finest things you could find in a home. The studio offers high quality and practical features to enhance your lifestyle from the exceptional specification of the integrated appliances in the fitted kitchen to the modern finishes in the shower room.

This is a perfect apartment for either a first time purchase, an investment, or for down sizing whilst still wanting to be close to the amenities this highly desirable location has to offer.

Residential parking permits are available.

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THE DUPLEX APARTMENT

A unique 3 bedroom, 3 bathroom duplex apartment offering 148.64m.sq (1,600sq.ft.) of accommodation over two floors, with a private ground level entrance.

The accommodation includes an entrance porch with cloaks storage and stairs to the first floor. The upper hall leads to a large open-plan living area with integrated designer kitchen. The space opens out to reveal a versatile room for either a study or useful guest/third bedroom with a luxurious shower room attached.

On the second floor there are two double bedrooms both with beautifully finished ensembles.

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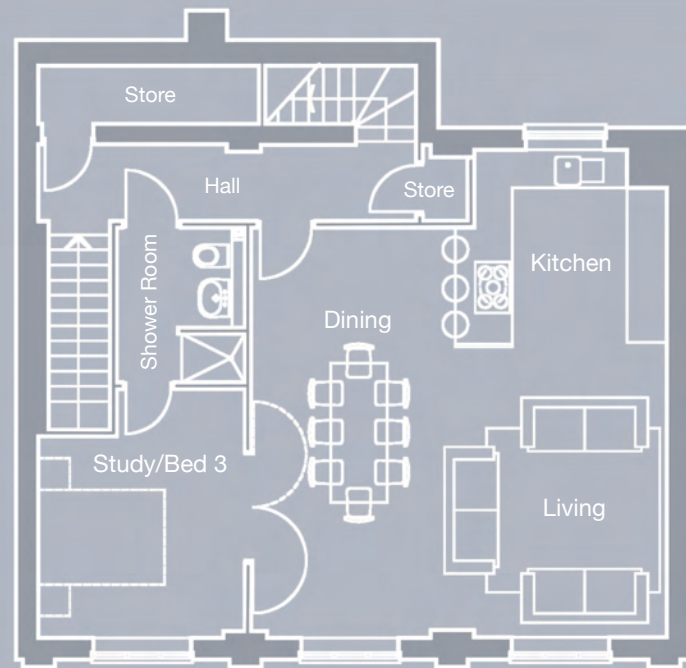


# THE DUPLEX APARTMENT

## ENTRANCE

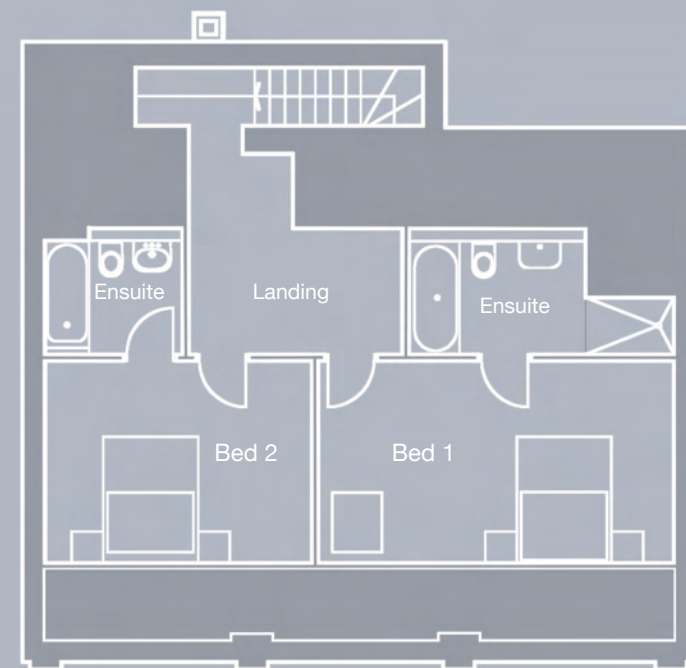


## FIRST FLOOR



Living/Dining/Kitchen **7.55m x 6.58m**  
 24'9" x 21'7"  
 Study/Bed 3 **3.78m x 3.2m**  
 21'7" x 10'6"  
 Cloaks/Ensuite **2.50m x 1.70m**  
 8'3" x 5'7"

## SECOND FLOOR



Bed 1 **5.65m x 3.30m**  
 18'6" x 10'10"  
 Ensuite (Bed 1) **2.71m x 1.78m**  
 8'11" x 5'10"  
 Bed 2 **4.12m x 3.31m**  
 13'6" x 10'10"  
 Ensuite (Bed 2) **2.10m x 1.70m**  
 6'11" x 5'7"

All dimensions taken at widest point except where a shower is recessed.



Bright and spacious throughout, this duplex apartment provides a very generous and elegant living space. The beautiful finishes and premium fittings in a highly desirable location close to a host of amenities make this apartment the perfect choice for buyers looking for convenience on their doorstep.

Residential parking permits are available.

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THE MEWS HOUSE

An impressive 4 bedroom, 3 bathroom mews house offering 204.38m.sq (2,200sq.ft.) of accommodation over three floors together with a courtyard garden and garaging.

The ground floor of this hidden gem has a separate lounge and large open plan kitchen/dining/family room both with access and views to a contemporary south facing outside space with focal water feature. The spacious utility room and downstairs wc are accessed from the kitchen.

The first floor features contemporary space throughout with high ceilings and some original beams exposed. The landing leads to a large master bedroom with dressing area and ensuite. This floor also has two further double bedrooms served by a family bathroom.

The second floor has an equally impressive double bedroom with ensuite.

The entrance is via a bespoke glazed access door with parking for two cars and an enclosed outside storage area. The main entrance of the house is from the private courtyard garden.

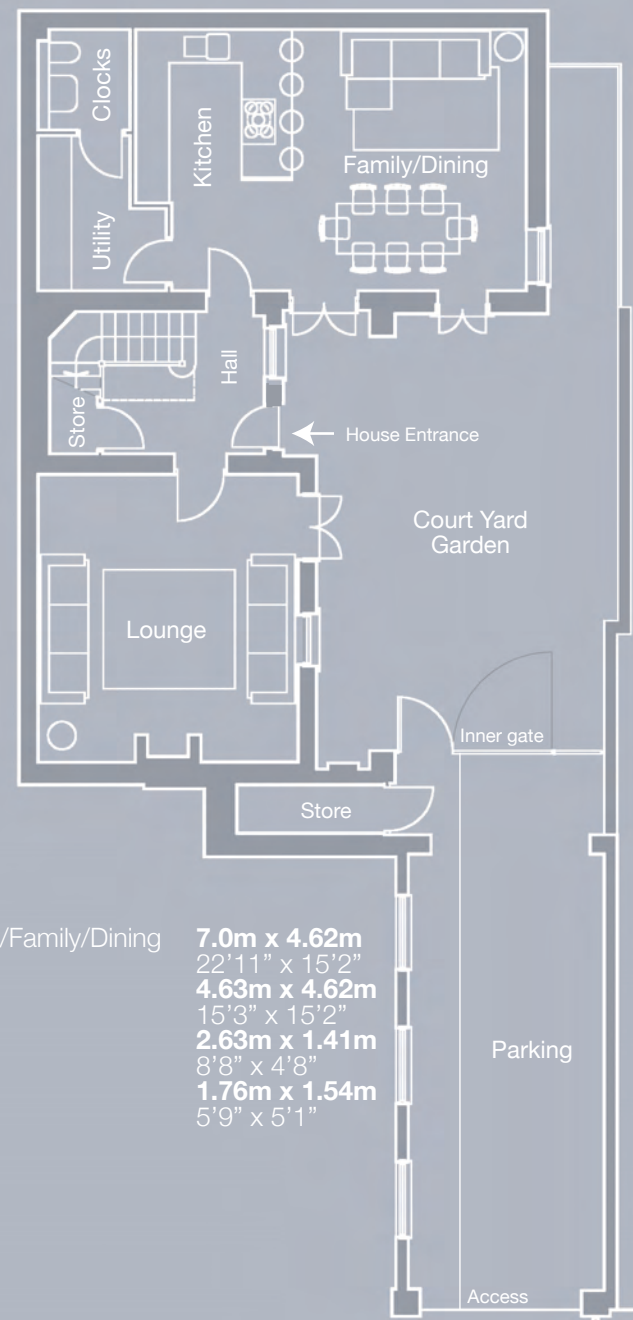
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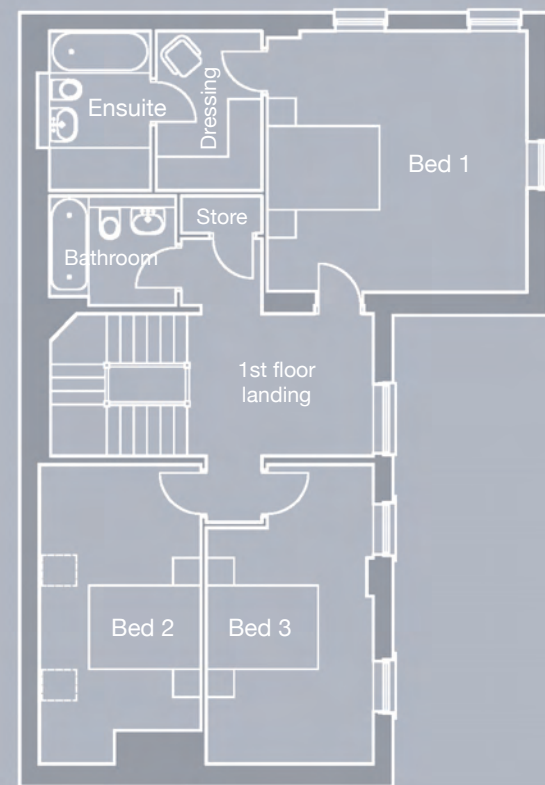


THE MEWS HOUSE

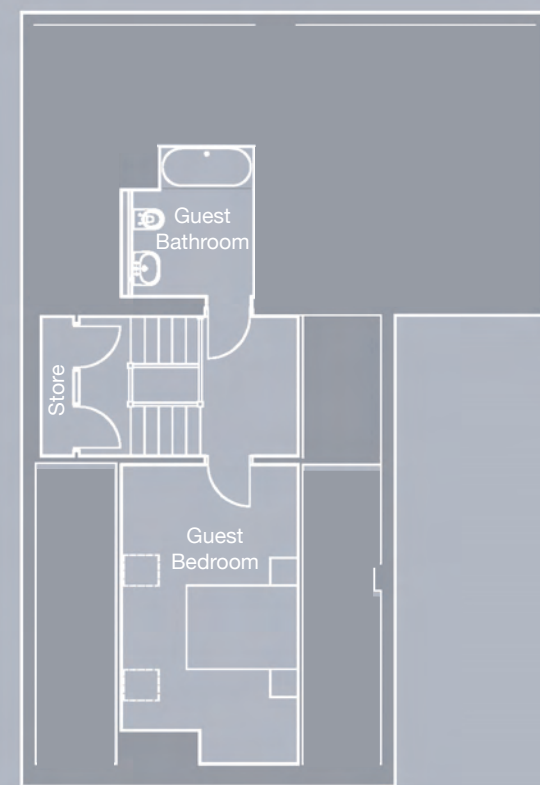
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

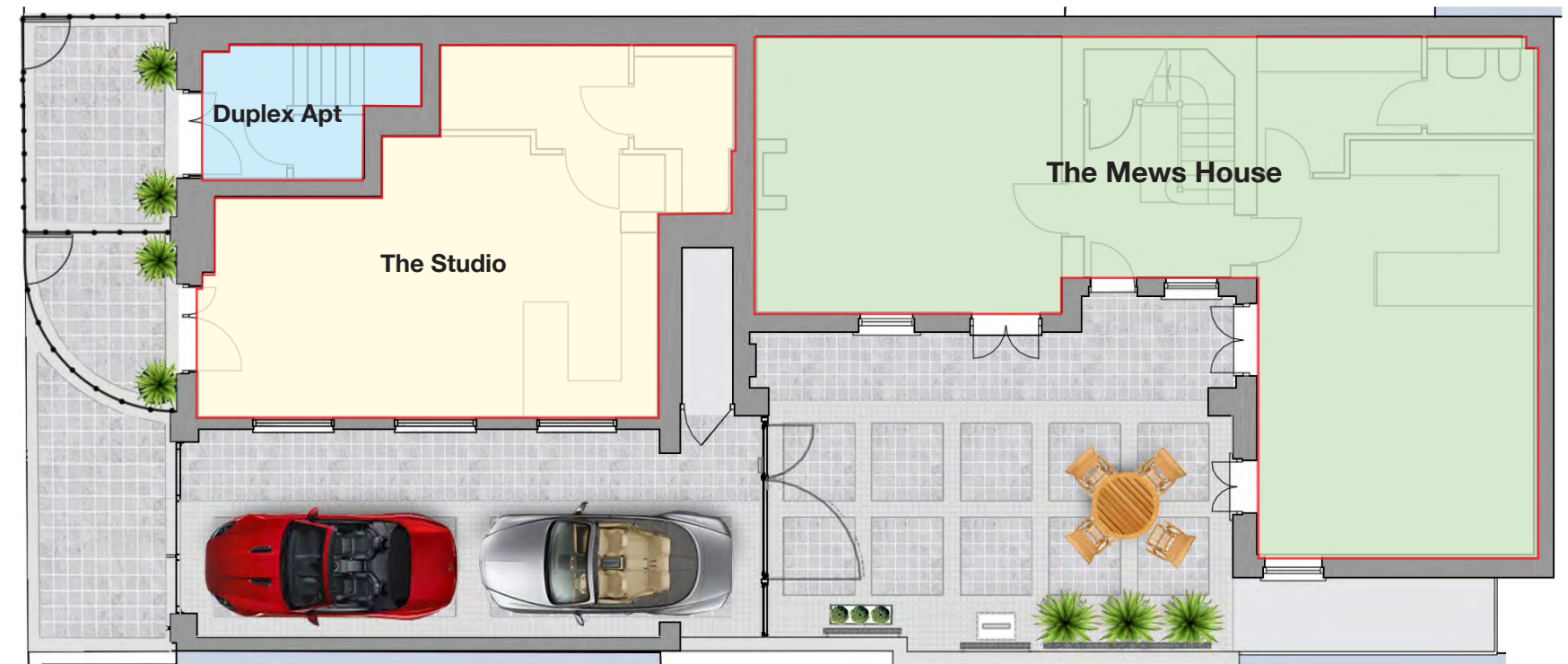


Kitchen/Family/Dining 7.0m x 4.62m  
22'11" x 15'2"  
Lounge 4.63m x 4.62m  
15'3" x 15'2"  
Utility 2.63m x 1.41m  
8'8" x 4'8"  
Clocks 1.76m x 1.54m  
5'9" x 5'1"

Bed 1 4.6m x 4.55m  
15'1" x 14'11"  
Dressing Room (Bed 1) 2.9m x 1.9m  
9'6" x 6'3"  
Ensuite (Bed 1) 2.9m x 1.81m  
9'6" x 5'10"  
Bed 2 5.50m x 3.0m  
16'5" x 9'10"  
Bed 3 5.48m x 2.86m  
18'0" x 9'5"  
Family Bathroom 2.34m x 1.81m  
7'8" x 5'11"

Guest Bedroom 5.48m x 3.15m  
18'0" x 10'4"  
Guest Bathroom 2.46m x 2.18m  
8'1" x 7'2"

All dimensions taken at widest point except where a shower is recessed.



A beautifully designed private courtyard garden provides a focus to this hidden property. The soft natural light and contemporary cool tones create a calm relaxing entertaining area.

- External glazed access door
- Internal gates
- Stainless steel water feature
- Soft grey wall mounted panels
- A selection of modern planters
- Mid grey & silver paving
- Lockable storage area
- External lighting

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KITCHEN SPECIFICATION

Superb contemporary design with integrated appliances to satisfy the most stylish of purchasers. Fully fitted bespoke kitchen furniture with beautiful finishes and premium fittings. High gloss and seamless Corian providing the ultimate design experience.

- Corian work surface (*Duplex & Mews only*)
- Corian one and a half bowl sink (*Duplex & Mews only*)
- Laminate work surface (*Studio only*)
- Siemens single oven
- Siemens four zone induction hob
- Siemens combi microwave oven
- Integrated fridge/freezer
- Integrated dishwasher
- Soft action hinges and drawers
- Concealed refuse containers
- Soft lined drawers
- Wooden cutlery insert tray

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SIEMENS

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SPECIFICATION

- Villeroy & Boch sanitary ware with Hansgrohe fittings
  - A mixture of luxury carpet, engineered wood floors and Porcelanosa tiles to floors
  - Modern internal doors
  - Satin ironmongery
  - Double glazed timber windows
  - Deep moulded timber skirting boards
  - Hardwood principal staircase with oak handrails
  - Satin light switches and sockets throughout
  - LED lighting in kitchen and bathroom areas
  - Security alarm
  - Mains powered smoke alarms
  - Gas 'A' rated boiler
  - 10 year new home warranty
- 
- Feature fire place to lounge (*The Mews House only*)

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PORCELANOSA®



Villeroy & Boch  
1748



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PROJECT MANAGEMENT

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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COMPLETED PROJECTS

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ENQUIRIES



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