

A selection of four and five bedroom
detached superior residences



Appledale

TYTHERINGTON • MACCLESFIELD
CHESHIRE • SK10 2UF

Seddon Homes
www.seddonhomes.co.uk

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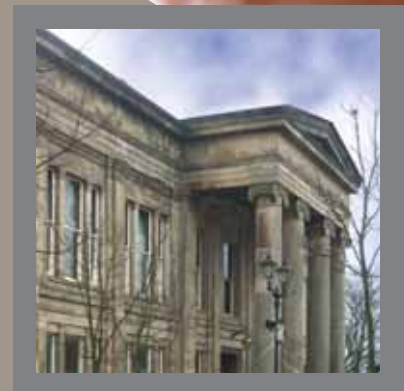
Situated in the foothills of the Pennines and at the fringe of the Peak District National Park, Macclesfield is a town full of interest and a very convenient place from which to reach other local towns and national areas. Its close proximity to Manchester makes it popular with commuters who work there but prefer a more genteel and leafier environment.

Macclesfield's fame and fortune was established in the eighteenth century when it became England's silk weaving centre. This important piece of history is captured in the award winning Silk Museum and Heritage Centre. Its imposing Georgian Town Hall is a reflection of that prosperity - a prosperity that has continued into the present day. Here in the town centre is every type of shop imaginable, many housed in picturesque buildings, ranging from antique shops to the most up-to-date national retailers. There are also many traditional and welcoming pubs and smart new restaurants.

Appledale is situated in Tytherington, near the famous Tytherington Golf Course. This is one of Macclesfield's most desirable residential areas sitting close to the renowned village of Prestbury.

The architects have selected mellow brickwork and tiling, which together with the harmonious proportions of the buildings exude distinction. This refinement naturally extends to the internal features, which are mentioned in detail within the specification page.

Tytherington is an ideal community in which to live and provides easy communications to all North West cities and towns and beyond.



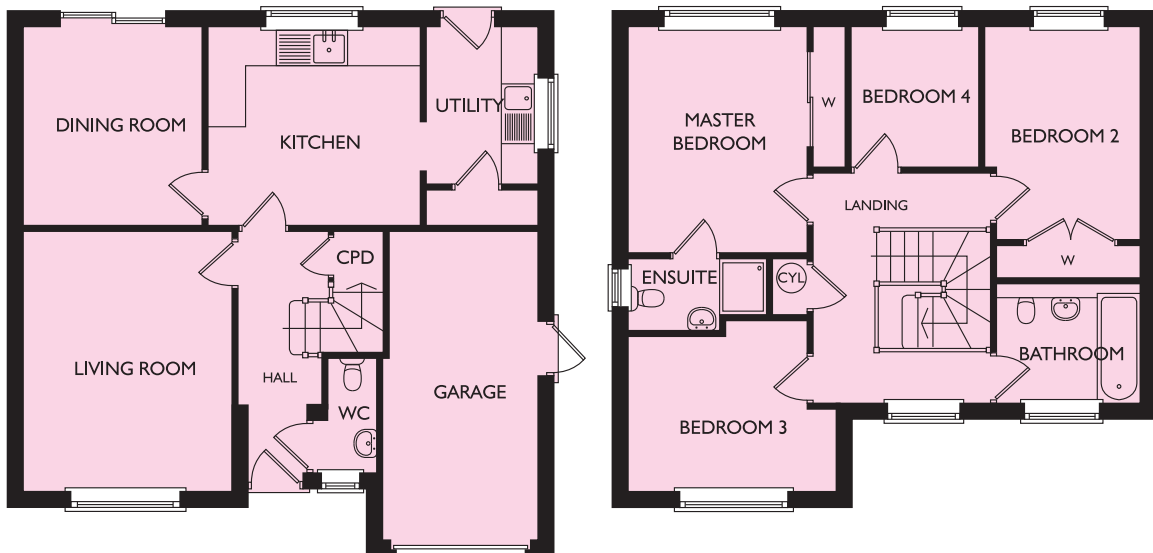




Typical Computer generated image of The Carron.

The Carron

Four bedroom detached home with integral single garage



Living Room:	4.335m x 3.420m
Dining Room:	3.275m x 2.985m
Kitchen:	3.500m x 3.275m
Utility:	2.575m x 1.820m
WC:	1.895m x 1.130m
Garage:	5.215m x 2.435m

Master Bedroom:	3.775m x 3.505m
Ensuite:	2.305m x 1.200m
Bedroom 2:	4.205m x 2.585m
Bedroom 3:	3.440m x 2.850m
Bedroom 4:	2.375m x 2.190m
Bathroom:	2.450m x 1.975m

NOT TO SCALE.

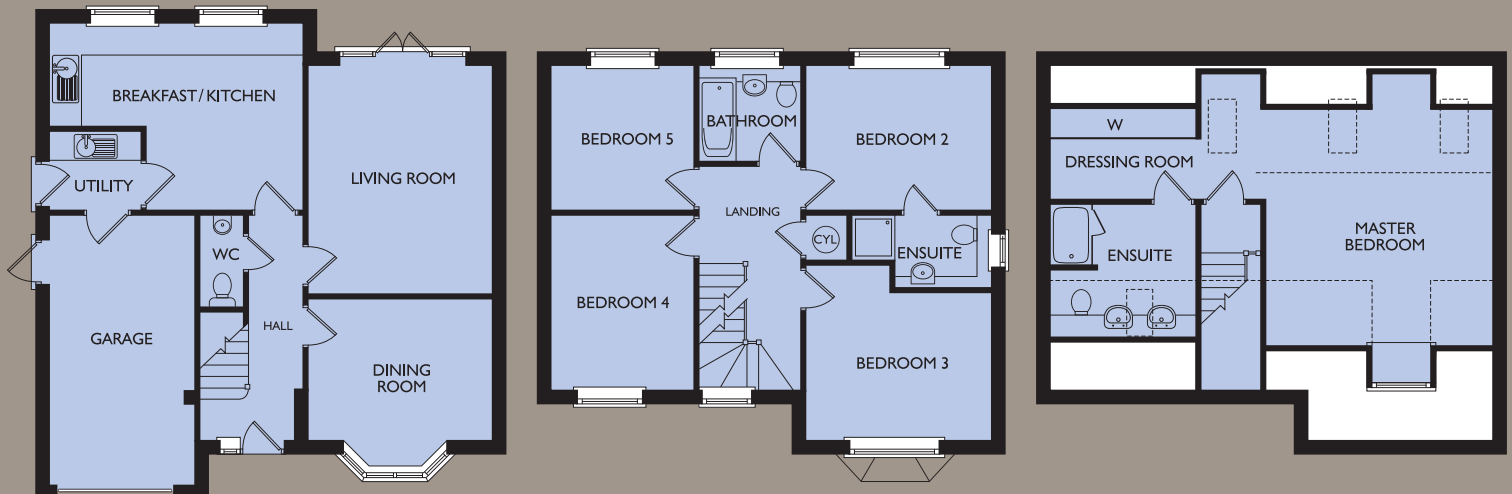
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Sales Advisor to show you the architects plans.



Typical Computer generated image of The Budworth.

The Budworth

Five bedroom detached home with integral single garage



Living Room:	4.575m x 3.630m	Bedroom 2:	3.630m x 3.025m	Master Bedroom:	5.720m x 4.775m
Dining Room:	3.630m x 2.815m	Ensuite:	2.740m x 1.380m	Dressing:	2.950m x 1.820m
Breakfast/Kitchen:	4.900m x 3.750m	Bedroom 3:	3.630m x 3.465m	Ensuite:	2.860m x 2.850m
Utility:	1.800m x 1.580m	Bedroom 4:	3.620m x 2.860m	NOT TO SCALE.	
WC:	1.900m x 1.820m	Bedroom 5:	2.860m x 2.800m	N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Sales Advisor to show you the architects plans.	
Garage:	5.380m x 2.825m	Bathroom:	2.090m x 1.800m		



Typical Computer generated image of The Bowdon.

The Bowdon

Five bedroom detached home with integral double garage



Living Room:	5.680m x 3.750m
Dining Room:	3.380m x 2.650m
Family/Kitchen:	5.760m x 2.465m
Study:	2.385m x 2.280m
Utility:	2.500m x 1.835m
WC:	1.650m x 1.380m
Garage:	5.615m x 5.230m

Master Bedroom:	5.215m x 3.550m
Dressing:	2.450m x 1.500m
Ensuite:	2.605m x 1.585m
Bedroom 2:	3.530m x 3.125m
Ensuite:	2.605m x 1.540m
Bedroom 3:	3.775m x 2.800m
Bedroom 4:	3.900m x 2.700m
Bedroom 5:	3.615m x 2.530m
Bathroom:	2.650m x 1.880m

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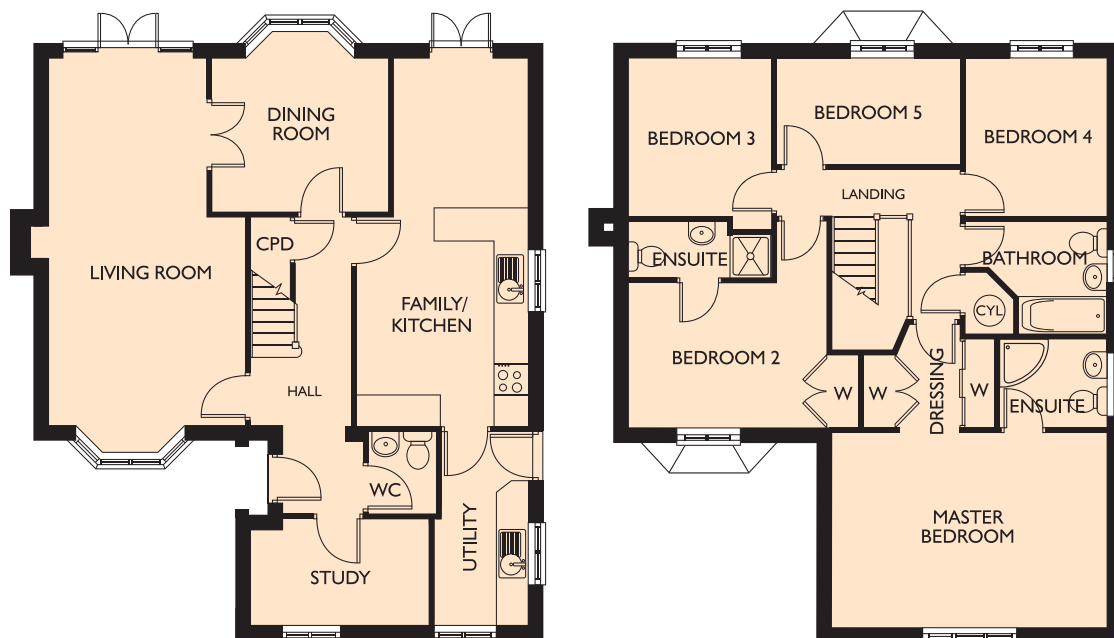
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Typical Computer generated image of The Antrobus.

The Antrobus

Five bedroom detached home with detached double garage



Living Room:	7.040m x 3.700m
Dining Room:	3.300m x 2.960m
Study:	3.400m x 2.155m
Family/Kitchen:	7.040m x 3.265m
Utility:	3.525m x 1.740m
WC:	1.470m x 1.430m

Master Bedroom:	5.240m x 3.725m
Dressing:	2.400m x 1.950m
Ensuite:	2.090m x 1.700m
Bedroom 2:	3.725m x 2.750m
Ensuite:	2.700m x 1.100m
Bedroom 3:	3.040m x 2.700m
Bedroom 4:	3.040m x 2.765m
Bedroom 5:	3.450m x 2.050m
Bathroom:	2.750m x 2.150m

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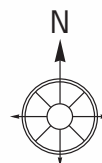


Arrangement of the Homes

- C** **The Carron**
Four bedroom detached home with integral single garage
- Bu** **The Budworth**
Five bedroom detached home with integral single garage
- Bo** **The Bowdon**
Five bedroom detached home with integral double garage
- A** **The Antrobus**
Five bedroom detached home with detached double garage
- G2** **The Gawsworth 2**
Five bedroom detached home with detached double garage
- T** **The Tennyson**
Five bedroom detached home with integral double garage
- L** **The Lytham**
Five bedroom detached home with integral double garage
- M** **The Mottram**
Five bedroom detached home with detached double garage
- G** **The Grantham**
Five bedroom detached home with integral double garage



existing properties



NOT TO SCALE.
Artist's impression drawn from developer's plans and landscaping layouts. This is a two-dimensional drawing and will not show land contours and gradients. For full details please refer to our Sales Advisor.



existing properties

FEARNDOWN WAY

HEATHERRIDGE CLOSE

existing properties



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P10 P11

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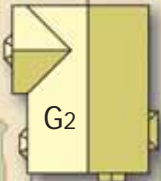
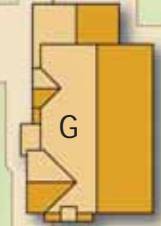
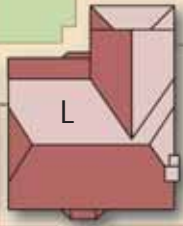
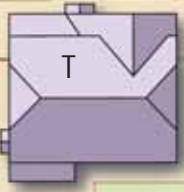
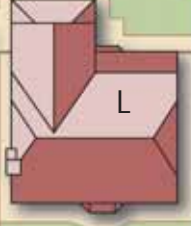
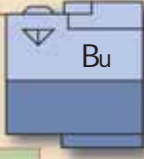
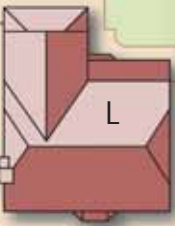
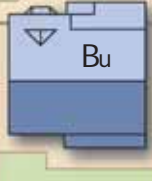
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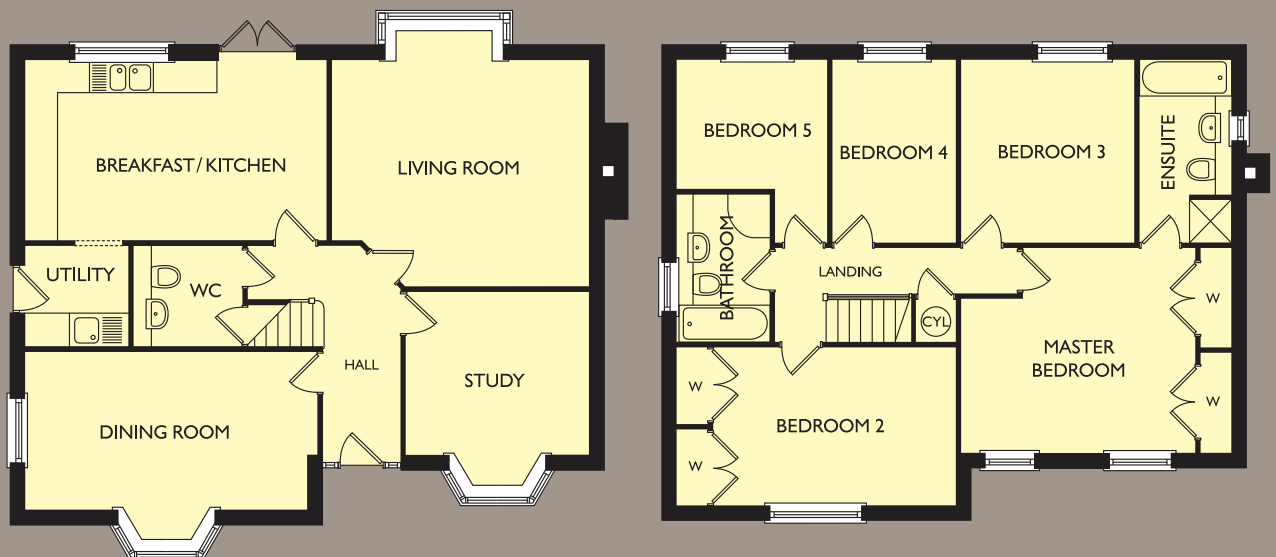




Typical Computer generated image of The Gawsworth 2.

The Gawsworth 2

Five bedroom detached home with detached double garage



Living Room:	4.955m x 4.300m
Dining Room:	5.355m x 3.115m
Study:	3.500m x 3.205m
Breakfast/Kitchen:	5.700m x 3.400m
Utility:	1.950m x 1.900m
WC:	2.075m x 2.000m

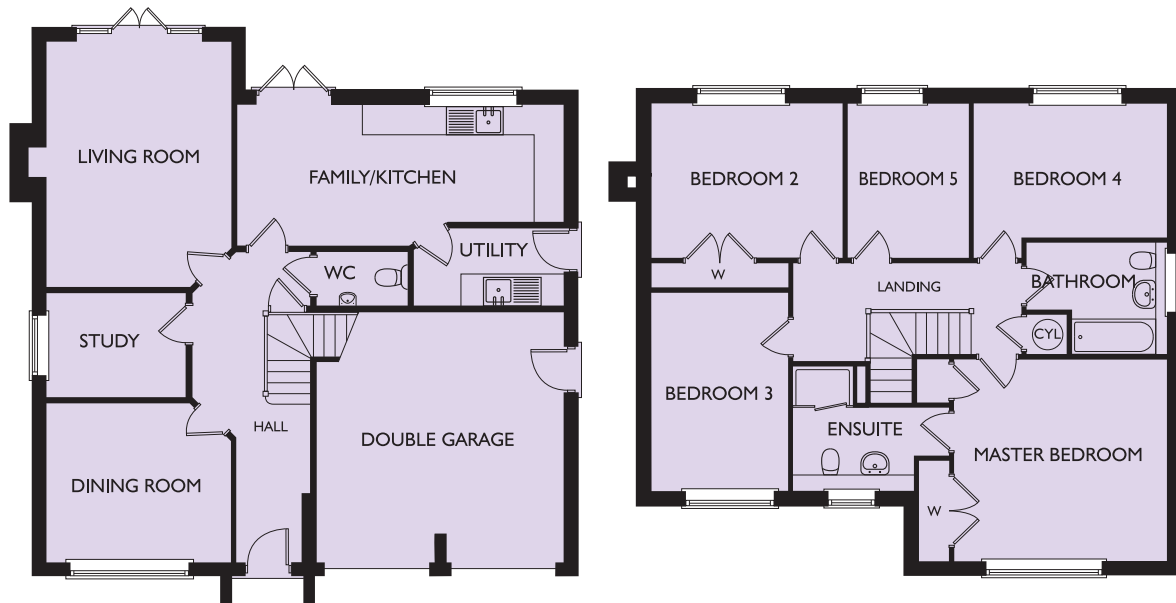
Master Bedroom:	5.325m x 4.130m
Ensuite:	3.400m x 1.800m
Bedroom 2:	5.355m x 3.140m
Bedroom 3:	3.430m x 3.400m
Bedroom 4:	3.400m x 2.400m
Bedroom 5:	2.900m x 2.500m
Bathroom:	2.825m x 1.800m

NOT TO SCALE.
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Tennyson

Five bedroom detached home with integral double garage



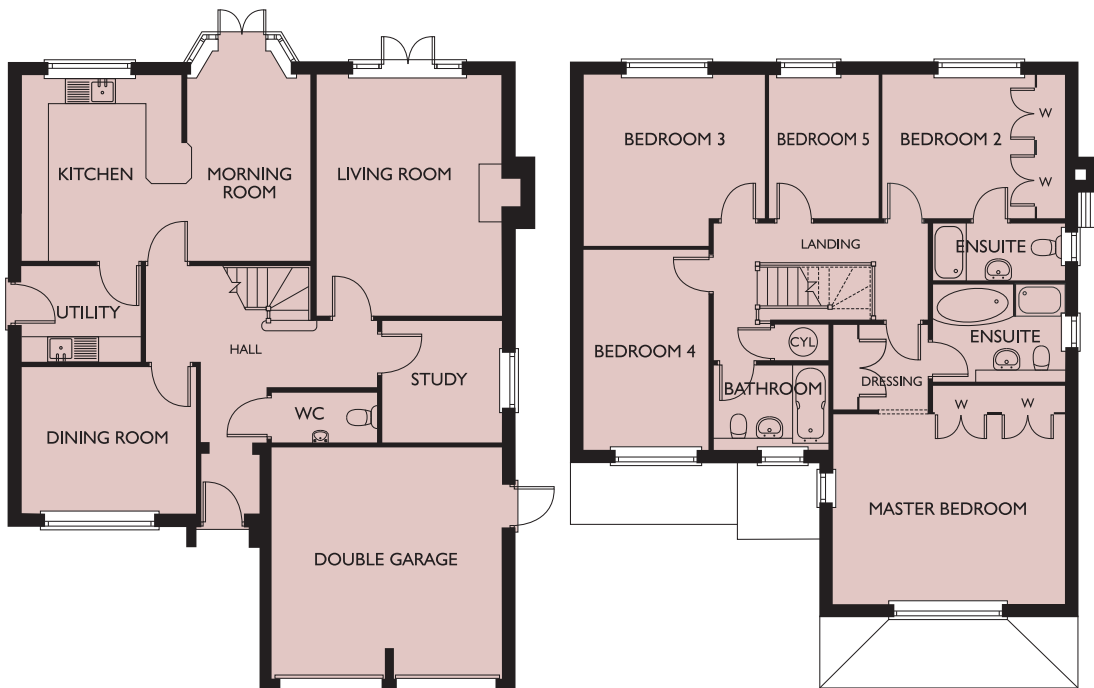
Living Room:	4.925m x 3.785m	Master Bedroom:	4.365m x 4.100m
Dining Room:	3.785m x 3.285m	Ensuite:	2.450m x 2.420m
Study:	2.885m x 2.125m	Bedroom 2:	4.005m x 3.165m
Family/Kitchen:	6.650m x 2.875m	Bedroom 3:	3.920m x 2.925m
Utility:	3.070m x 1.615m	Bedroom 4:	3.910m x 3.165m
WC:	1.875m x 1.140m	Bedroom 5:	3.165m x 2.450m
Double Garage:	5.100m x 5.015m	Bathroom:	2.860m x 2.280m

NOT TO SCALE.
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The Lytham

Five bedroom detached home with integral double garage



Living Room:	5.240m x 4.135m	WC:	2.235m x 1.175m	Bedroom 2:	4.035m x 3.145m
Dining Room:	3.775m x 3.275m	Double Garage:	5.065m x 5.040m	Ensuite:	2.855m x 1.215m
Study:	2.725m x 2.730m			Bedroom 3:	3.950m x 3.745m
Morning Room:	4.050m x 2.900m	Master Bedroom:	5.035m x 4.200m	Bedroom 4:	4.465m x 2.815m
Kitchen:	4.050m x 3.300m	Dressing:	2.100m x 1.900m	Bedroom 5:	3.145m x 2.400m
Utility:	2.590m x 2.110m	Ensuite:	2.855m x 2.245m	Bathroom:	2.510m x 1.900m

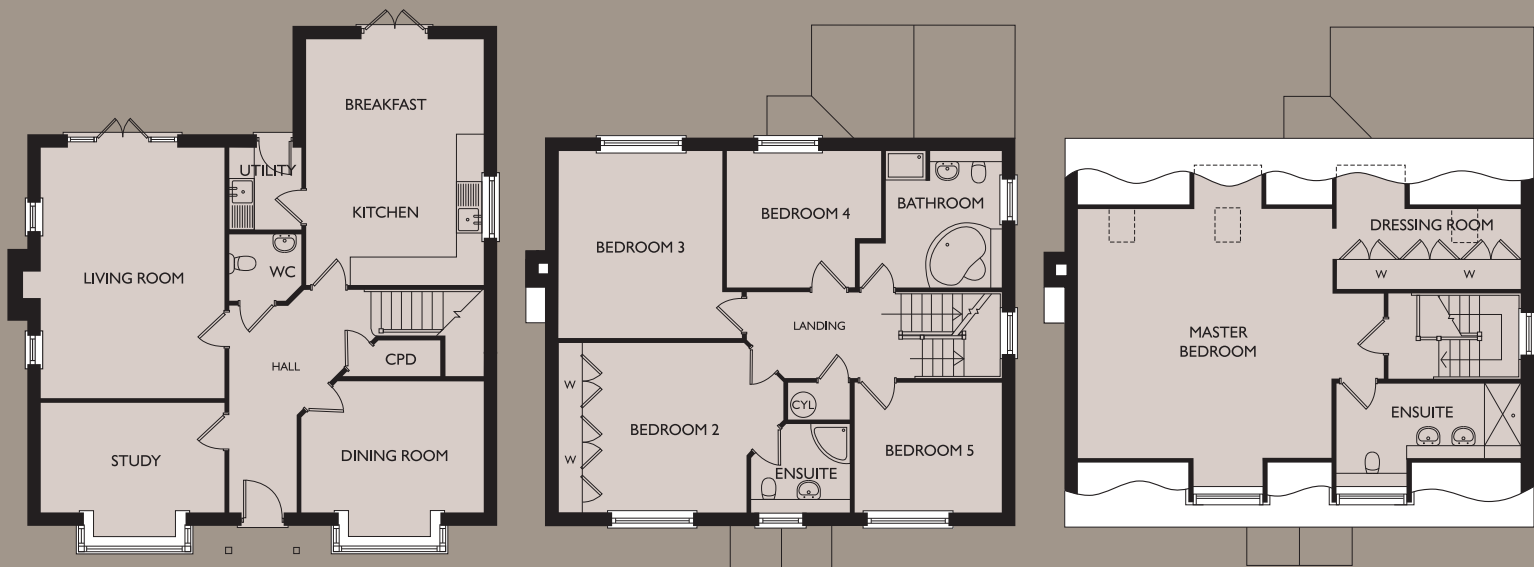
NOT TO SCALE. N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Sales Advisor to show you the architects plans.



Typical Computer generated image of The Mottram.

The Mottram

Five bedroom detached home with detached double garage



Living Room:	5.480m x 4.030m
Dining Room:	4.030m x 2.960m
Study:	4.030m x 2.475m
Breakfast/Kitchen:	5.475m x 4.010m
Utility:	2.000m x 1.625m
WC:	1.625m x 1.100m

Bedroom 2:	4.230m x 3.835m
Ensuite:	2.180m x 2.075m
Bedroom 3:	4.150m x 3.665m
Bedroom 4:	3.000m x 2.780m
Bedroom 5:	3.260m x 2.958m
Bathroom:	3.000m x 2.620m

Master Bedroom:	5.720m x 5.615m
Dressing:	4.065m x 1.755m
Ensuite:	4.065m x 1.755m

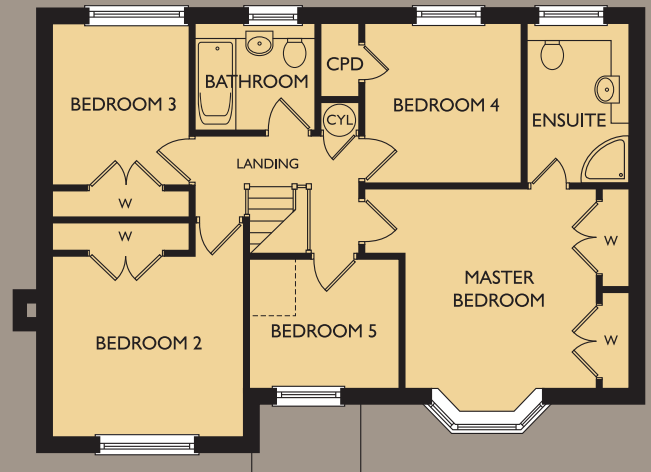
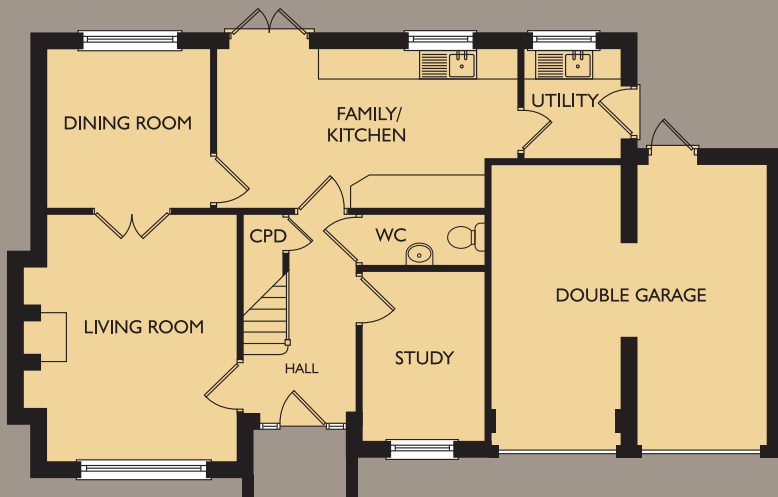
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Typical Computer generated image of The Grantham.

The Grantham

Five bedroom detached home with integral double garage



Living Room:	4.700m x 3.540m
Dining Room:	3.115m x 3.050m
Family/Kitchen:	5.700m x 3.050m
Study:	3.240m x 2.345m
Utility:	2.145m x 1.850m
WC:	2.345m x 1.000m
Garage:	5.330m x 5.240m

Master Bedroom:	4.230m x 3.800m
Ensuite:	3.055m x 1.930m
Bedroom 2:	4.030m x 3.590m
Bedroom 3:	3.725m x 2.600m
Bedroom 4:	3.055m x 2.975m
Bedroom 5:	2.870m x 2.450m
Bathroom:	2.300m x 2.075m

NOT TO SCALE.

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SieMatic® Sottini

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation.

NB Kitchen and bathroom specification varies between 4 & 5 bedroom types.

Specification photographs show a typical Seddon home and fittings similar in style to those being featured at Appledale.

Landscaping and other elements may vary from illustrations. Specific properties may also differ from illustrations in respect of window positioning, brick colour and other design details, so please check with our Sales Advisor if clarification is required.

Seddon Homes pursue a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserve the right to alter the specification as necessary and without prior notice. This does not constitute or form any part of a contract or sale.



Specification

Construction

All the homes at Appledale will be traditionally built using brick and block construction with a concrete tile roof. Foundations are either strip footings with beam and block suspended concrete floor or raft construction. First floors will receive tongue & groove moisture resistant boarding.

Comfort and security

Gas fired thermostatically controlled central heating. Roof insulation comprising 300mm glass fibre. Insulated walls. Locking UPVC windows with energy saving glazing. Multi point lock to front and rear doors. Security system with door sensors and passive detectors to NACOS standards. Smoke detectors.

Kitchens

Will be highly sophisticated from renowned **SieMatic** incorporating a range of floor and wall cabinets from a selection of styles and colours (subject to build stage). Extra depth worktops. 1.5 Bowl sink and tap. Integrated within the kitchen will be a **Neff** stainless steel electric double oven or twin single under ovens dependant on type with 5 burner gas hob, matching splash back and chimney hood. Built under microwave, freezer and dishwasher. Built in larder refrigerator. Ceramic flooring. Inset low voltage ceiling and feature cabinet lighting. Stylish wall tiling.

Finishing touches

Contemporary skirting board and architrave. Flush panel veneered American cherry internal doors with chrome lever furniture. Coving to hall, lounge, dining room, study, & one bedroom. Built in robes on selected types and rooms. Chrome sockets and switch plates to ground floor.

Paintwork

External paintwork white gloss. Front, rear, personnel & garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour Tusk Tusk. Ceilings and coving white matt emulsion.

Bathrooms, ensuite and cloakrooms

Stylish white sanitary ware from Ideal Standard & **Sottini** some incorporated within a tiled boxed unit with marble shelf to selected rooms. Glazed shower cubicles with resin stone trays and thermostatic shower's where applicable. Mixers to all baths. Chromium plated ceramic disk taps. Full height wall tiling to principle en suite and also floor. Half height tiling to bathroom, other en suite (where applicable) and cloakrooms. Inset low voltage lighting.

Electrical

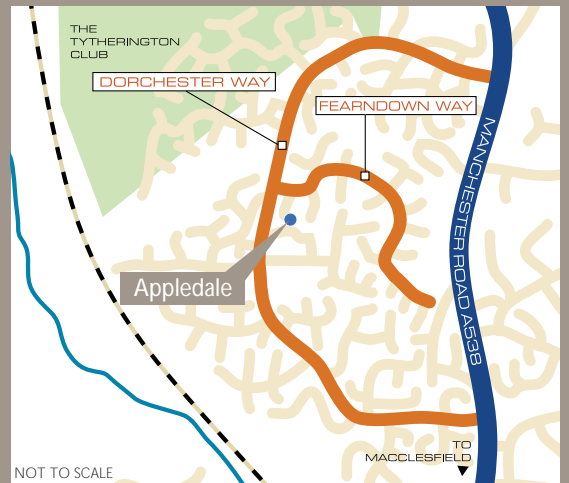
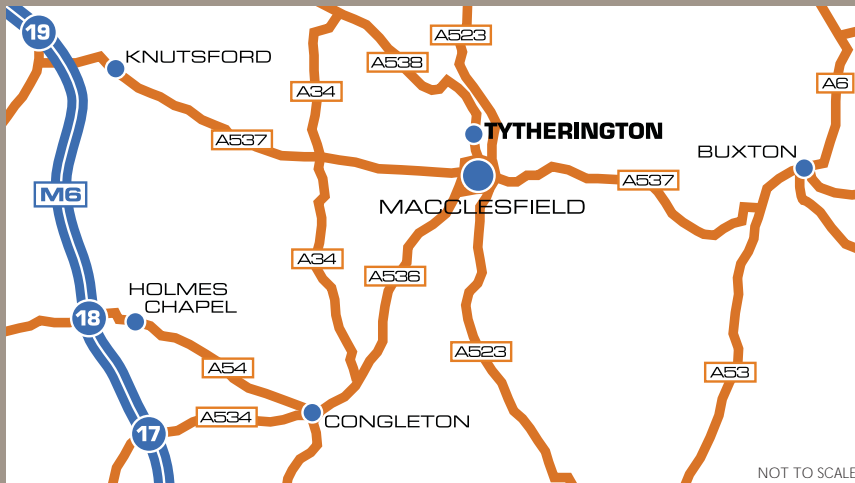
TV points to lounge, breakfast/morning room, master bedroom & study*. BT Socket outlets to hall, lounge, master bedroom & study*. Switch and wiring for porch light. Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes. *Where provided.

External

Turfed front and rear garden. Block paved driveway. Timber post and panel fencing. Light and power point to garage. Garden tap. Estate landscaping in accordance with architects approved layout.

Warranty

All homes carry the NHBC 10-year "Build Mark" warranty.



Other recent Seddon developments.



Tanglewood, Tytherington, Macclesfield



Gilwern, Chester



Sandhills, Tytherington, Macclesfield



Reades Lane, Congleton, Cheshire

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