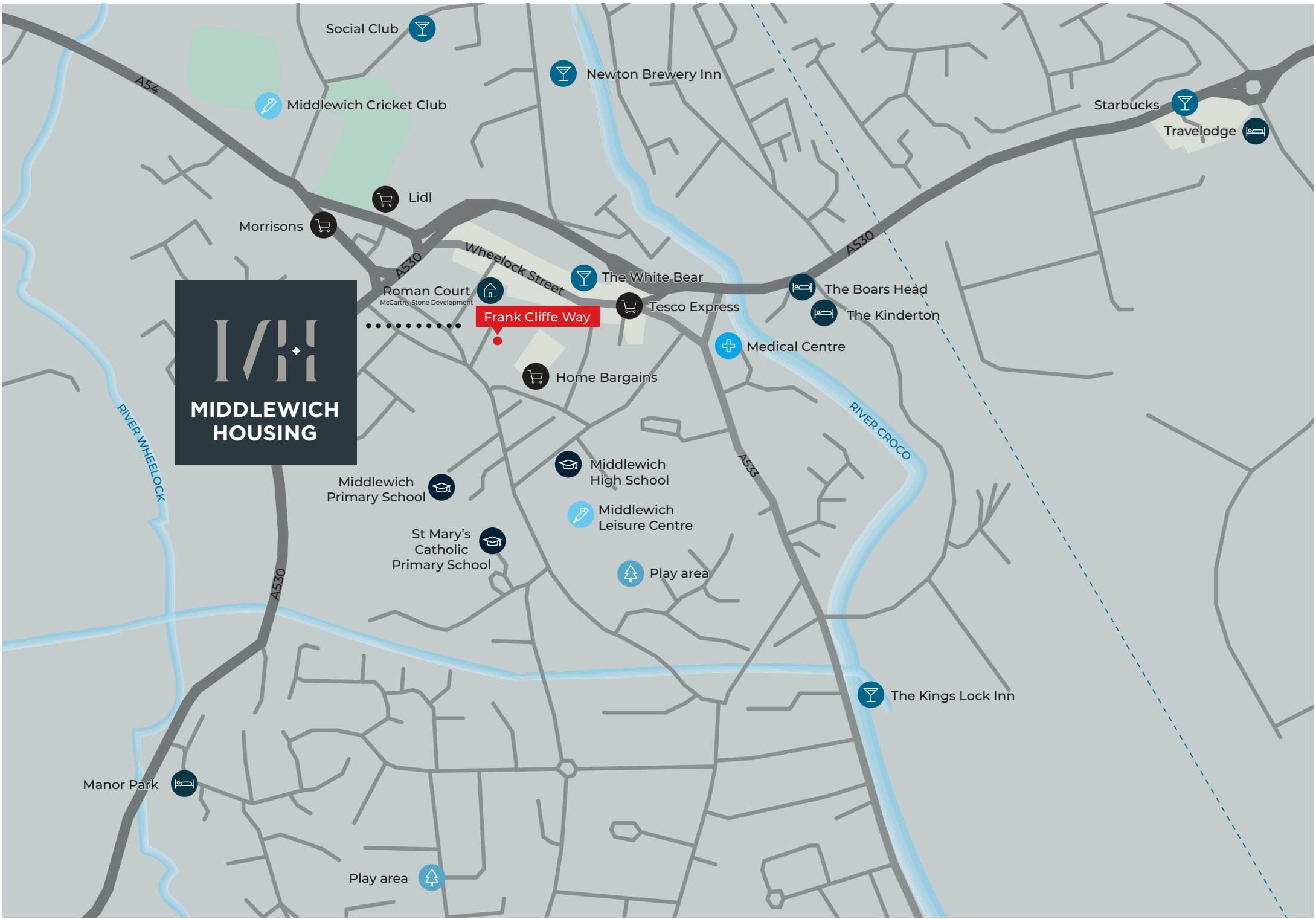




## MIDDLEWICH HOUSING

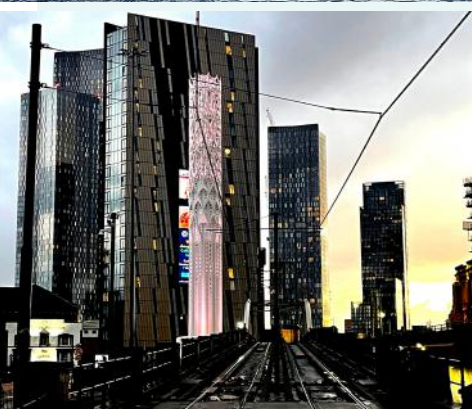
FRANK CLIFFE WAY, MIDDLEWICH,  
CHESHIRE CW10 9RN

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# One of the UK's best-loved towns



In the crook of the Trent & Mersey and the Wardle Canals, Frank Cliffe Way is ideally located. Find all the town's amenities only a short walk away including local primary and secondary schools, community centre, leisure centre, the popular restaurants and cafes of Wheelock Street and, of course, the canal-side paths.

It's ideally located for easy access onto the local main thoroughfares including the A54, A530 and the Holmes Chapel Road to the M6.

## Well connected



DRIVE



M6 motorway	13mins
Sandbach	14mins
Crewe	19mins
Nantwich	29mins
Stockport	35mins
Warrington	30mins
Manchester	40mins



TRAIN



Winsford	8mins
Holmes Chapel	12mins
Crewe	21mins



AIR

Manchester Airport	28mins
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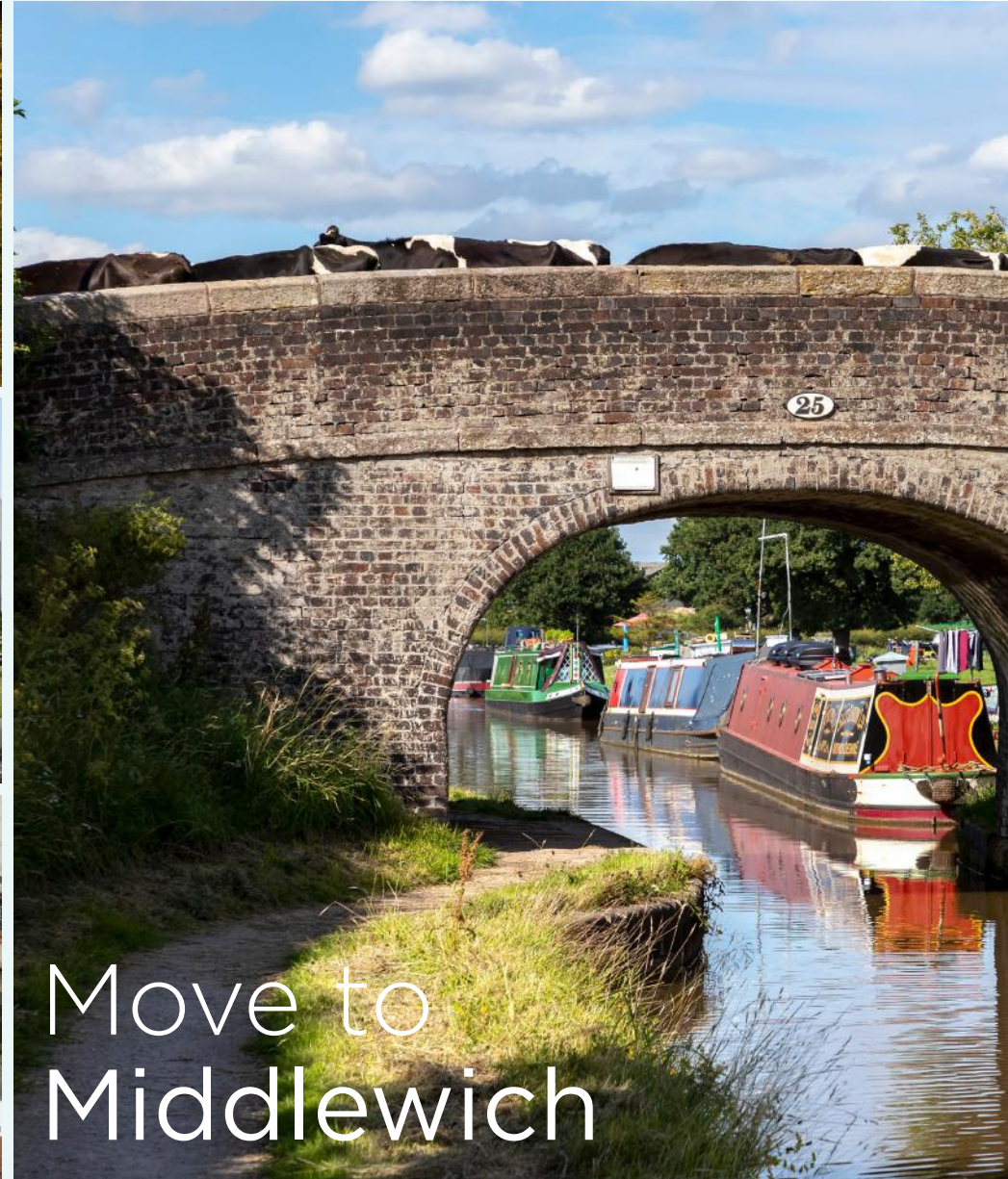


## Frank Cliffe Way is a new neighbourhood for Middlewich.

Located just off the St Ann's Road the community of 35 homes offers one-bedroom apartments or two and three-bedroom homes, all thoughtfully designed and beautifully crafted. Choose the layout that suits your lifestyle and enjoy a home that is as stylish as it is efficient.

Choose the layout that suits your lifestyle and enjoy a home that is as stylish as it is efficient.

Often described as idyllic with a fantastic sense of community, Middlewich is a town with an incredible sense of place and history. It should come as little surprise that in 2014 the CW10 postcode was voted one of the top five most attractive places to live in the UK.





# The homes



# Our plan





# The Trent Apartments

4 x 1 Bedroom Apartments - 53.66m<sup>2</sup> / 577.59 sq ft



## GROUND FLOOR

50.59m<sup>2</sup> / 543.46 sq ft

<b>Kitchen</b>	6.29m <sup>2</sup> / 67.67 sq ft
<b>Living room/dining</b>	16.89m <sup>2</sup> / 181.81 sq ft
<b>Bedroom</b>	9.56m <sup>2</sup> / 102.88 sq ft
<b>Utility</b>	1.6m <sup>2</sup> / 17.2 sq ft
<b>Store</b>	2.32m <sup>2</sup> / 24.94 sq ft
<b>Bathroom</b>	5m <sup>2</sup> / 53.85 sq ft

## FIRST FLOOR

53.66m<sup>2</sup> / 577.59 sq ft

<b>Kitchen</b>	6.3m <sup>2</sup> / 67.8 sq ft
<b>Living room/dining</b>	16.58m <sup>2</sup> / 178.42 sq ft
<b>Bedroom</b>	11.21m <sup>2</sup> / 120.64 sq ft
<b>Utility</b>	1.77m <sup>2</sup> / 19 sq ft
<b>Store</b>	2.39m <sup>2</sup> / 25.74 sq ft
<b>Bathroom</b>	5.19m <sup>2</sup> / 55.91 sq ft



Ground Floor Plan

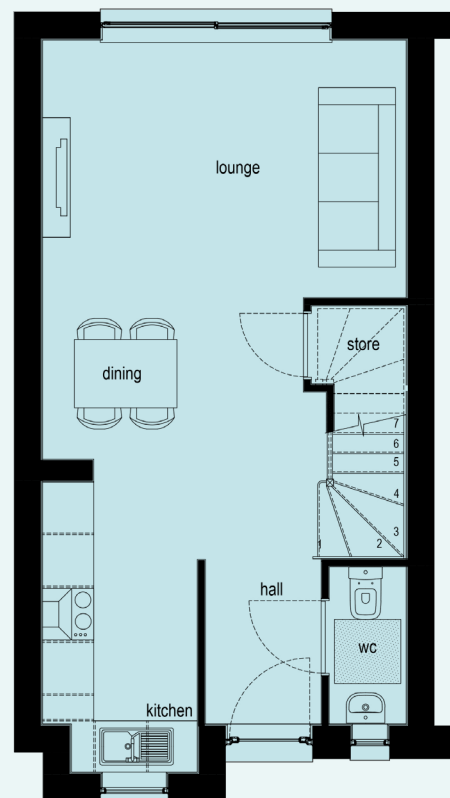


First Floor Plan

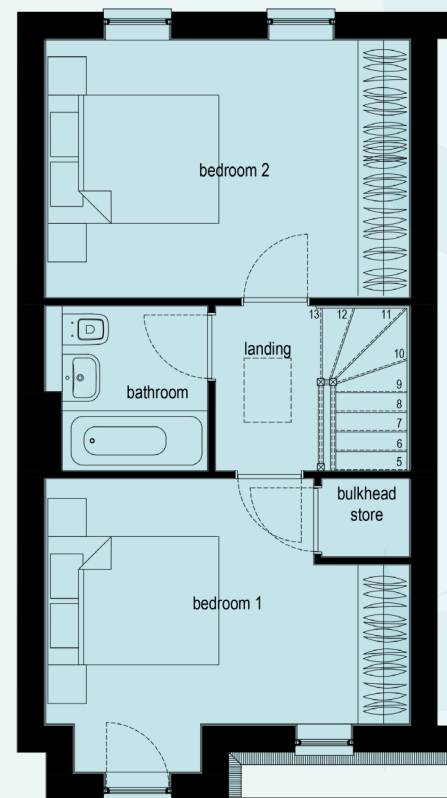
# The Bunn

## 2 Bedroom Homes

6 x Town Houses and 2 x Semi - detached Houses - 70.97m<sup>2</sup> / 763.91 sq ft



Ground Floor Plan



First Floor Plan

### GROUND FLOOR

**35.48m<sup>2</sup> / 381.961 sq ft**

<b>Kitchen</b>	5.95m <sup>2</sup> / 64 sq ft
<b>Living room/dining</b>	19.22m <sup>2</sup> / 206.88 sq ft
<b>WC</b>	1.65m <sup>2</sup> / 17.79 sq ft
<b>Store</b>	1.5m <sup>2</sup> / 16.2 sq ft

### FIRST FLOOR

**35.48m<sup>2</sup> / 381.96 sq ft**

<b>Bedroom 1</b>	11.89m <sup>2</sup> / 128.08 sq ft
<b>Bedroom 2</b>	12.81m <sup>2</sup> / 137.87 sq ft
<b>Bathroom</b>	3.65m <sup>2</sup> / 39.29 sq ft
<b>Store</b>	0.93m <sup>2</sup> / 10.03 sq ft



# The Wardle

## 2 Bedrooms Home

2 x Town Houses and 2 x Semi-detached Houses - 74.34m<sup>2</sup> / 800.16 sq ft



### GROUND FLOOR

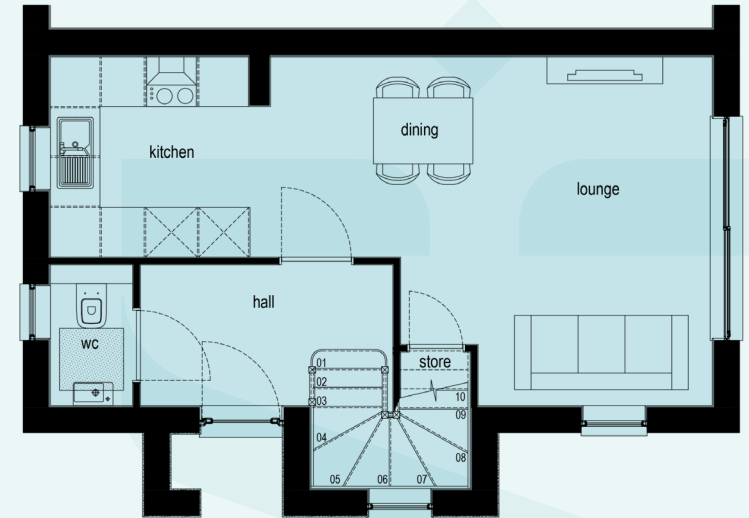
36.32m<sup>2</sup> / 390.97 sq ft

<b>Kitchen</b>	5.80m <sup>2</sup> / 62.43 sq ft
<b>Living room/dining</b>	19.48m <sup>2</sup> / 209.68 sq ft
<b>WC</b>	1.69m <sup>2</sup> / 18.18 sq ft
<b>Store</b>	1.38m <sup>2</sup> / 14.91 sq ft

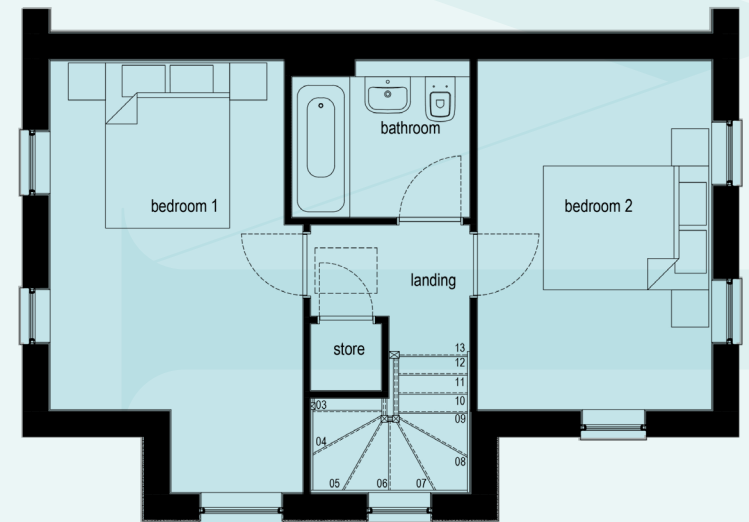
### FIRST FLOOR

First Floor - 38.02m<sup>2</sup> / 409.19 sq ft

<b>Bedroom 1</b>	14.03m <sup>2</sup> / 151.04 sq ft
<b>Bedroom 2</b>	11.93m <sup>2</sup> / 128.46 sq ft
<b>Bathroom</b>	4.07m <sup>2</sup> / 43.80 sq ft
<b>Store</b>	0.69m <sup>2</sup> / 7.40 sq ft



Ground Floor Plan



First Floor Plan

# The Hepburn

2 x 3 Bedroom Semi-detached Houses - 102.81m<sup>2</sup> / 1106.64 sq ft



## GROUND FLOOR

51.41m<sup>2</sup> / 553.36 sq ft

<b>Kitchen</b>	12.77m <sup>2</sup> / 137.44 sq ft
<b>Living room/dining</b>	25.12m <sup>2</sup> / 270.42 sq ft
<b>WC</b>	2.54m <sup>2</sup> / 27.29 sq ft
<b>Store</b>	0.96m <sup>2</sup> / 10.29 sq ft

## FIRST FLOOR

First Floor - 51.40m<sup>2</sup> / 553.28 sq ft

<b>Bedroom 1</b>	13.08m <sup>2</sup> / 140.78 sq ft
<b>Bedroom 2</b>	10.85m <sup>2</sup> / 116.74 sq ft
<b>Bedroom 3</b>	7.73m <sup>2</sup> / 83.15 sq ft
<b>Bathroom</b>	4.9m <sup>2</sup> / 53.23 sq ft
<b>Store 1</b>	1.01m <sup>2</sup> / 10.89 sq ft
<b>Store 2</b>	0.51m <sup>2</sup> / 5.49 sq ft



Ground Floor Plan



First Floor Plan



# The Shropshire

2 x 3 bedroom semi-detached Houses - 93.62m<sup>2</sup> / 1007.77 sq ft



## GROUND FLOOR

46.92m<sup>2</sup> / 505 sq ft

<b>Kitchen</b>	12.52m <sup>2</sup> / 134.76 sq ft
<b>Living room/dining</b>	21.55m <sup>2</sup> / 231.92 sq ft
<b>WC</b>	2.05m <sup>2</sup> / 22.10 sq ft
<b>Store</b>	0.96m <sup>2</sup> / 10.29 sq ft

## FIRST FLOOR

First Floor - 46m<sup>2</sup> / 502.76 sq ft

<b>Bedroom 1</b>	10.85m <sup>2</sup> / 116.76 sq ft
<b>Bedroom 2</b>	11.43m <sup>2</sup> / 123.06 sq ft
<b>Bedroom 3</b>	6.01m <sup>2</sup> / 64.70 sq ft
<b>Bathroom</b>	5.01m <sup>2</sup> / 53.94 sq ft
<b>Store 1</b>	1.01m <sup>2</sup> / 10.89 sq ft
<b>Store 2</b>	0.631m <sup>2</sup> / 6.78 sq ft



# The Farrington

## 3 Bedroom Homes

2 x Town Houses and 2 x semi-detached Houses - 96.94m<sup>2</sup> / 1043.46 sq ft



## GROUND FLOOR

39.18m<sup>2</sup> / 421.73 sq ft

Kitchen	5.91m <sup>2</sup> / 63.61 sq ft
Living room/dining	20.99m <sup>2</sup> / 225.972 sq ft
WC	1.59m <sup>2</sup> / 17.16 sq ft
Cloaks	1.2m <sup>2</sup> / 12.91 sq ft
Store	0.66m <sup>2</sup> / 7.14 sq ft

## FIRST FLOOR

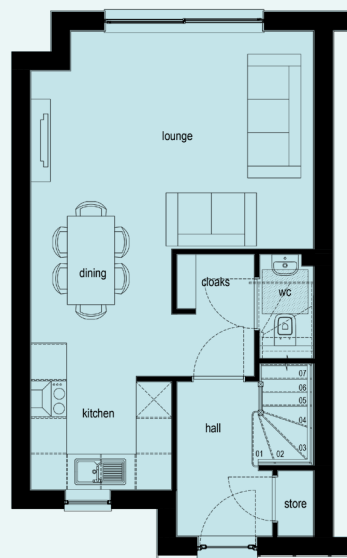
First Floor - 34.52m<sup>2</sup> / 371.57 sq ft

Bedroom 2	9.59m <sup>2</sup> / 103.26 sq ft
Bedroom 3	9.34m <sup>2</sup> / 100.58 sq ft
Bathroom	4.75m <sup>2</sup> / 51.16 sq ft
Store	0.83m <sup>2</sup> / 8.91 sq ft

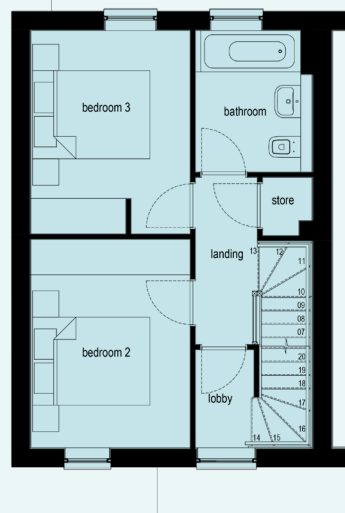
## SECOND FLOOR

First Floor - 23.24m<sup>2</sup> / 250.16 sq ft

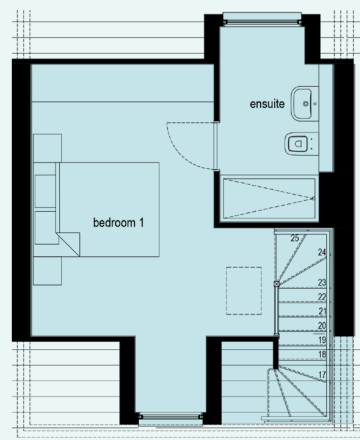
Bedroom 1	15.54m <sup>2</sup> / 167.29 sq ft
En-suite	5.31m <sup>2</sup> / 57.15 sq ft



Ground Floor Plan



First Floor Plan



Second Floor Plan



# The Appleton

**3 Bedroom Homes - 4 x Town houses - 6 x Semi detached houses**  
**1 x Detached house - 113.84m<sup>2</sup> / 1225.57 sq ft**



## GROUND FLOOR

**40.24m<sup>2</sup> / 433.10 sq ft**

<b>Kitchen</b>	9.55m <sup>2</sup> / 102.78 sq ft
<b>Living room/dining</b>	19.74m <sup>2</sup> / 212.49 sq ft
<b>WC</b>	2.59m <sup>2</sup> / 27.89 sq ft
<b>Store</b>	1.3m <sup>2</sup> / 14 sq ft

## FIRST FLOOR

**First Floor - 40.62m<sup>2</sup> / 437.27 sq ft**

<b>Bedroom 2</b>	11.89m <sup>2</sup> / 127.99 sq ft
<b>Bedroom 3</b>	12.8m <sup>2</sup> / 137.81 sq ft
<b>Bathroom</b>	4.69m <sup>2</sup> / 50.53 sq ft

## SECOND FLOOR

**First Floor - 32.98m<sup>2</sup> / 355.2 sq ft**

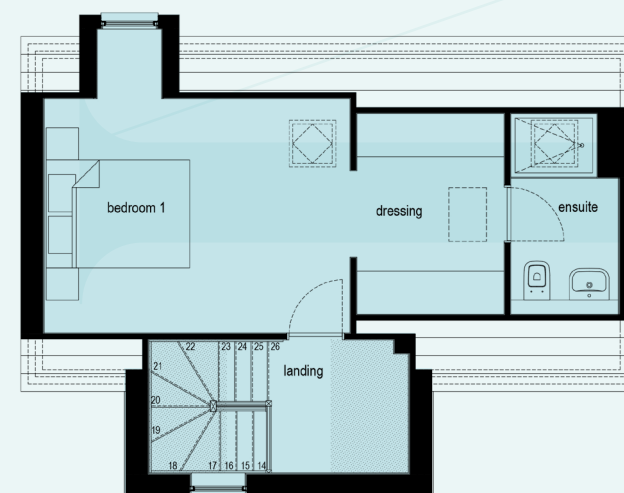
<b>Bedroom 1</b>	14.77m <sup>2</sup> / 158.96 sq ft
<b>Dressing</b>	5.73m <sup>2</sup> / 61.63 sq ft
<b>En-suite</b>	4.18m <sup>2</sup> / 45.03 sq ft



Ground Floor Plan



First Floor Plan



Second Floor Plan

# Specification

## External

- Turfed front garden
- Concrete flagstones to perimeter
- External security light to front and rear of property
- Wired doorbell
- Garden storage facility
- Black fascias gutters and rainwater goods
- White render to front of several properties

## Decoration

- Woodwork gloss white finish
- Internal walls generally white finish
- Five-panel vertical textured doors finished in white gloss
- Door furniture chrome lever rose

## General

- White UPVC double glazed windows
- Cottage composite door finished in oak
- Rear doors white UPVC sliding patio doors
- Gas central heating Worcester Bosch combi boiler
- 10-year home warranty
- Thermostatically controlled radiators throughout
- Magres ceramic tiles Tool Range in light grey
- EV charging points to majority of properties



### Electrical

- TV aerial point to living room and master bedroom
- BT sockets
- Downlighters

### Safety

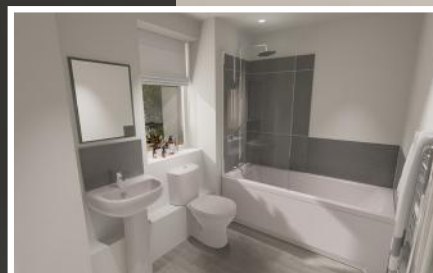
- Mains powered smoke detectors
- Window locks to all windows
- Multi point locking points to all external doors
- Secure fencing to rear of property

### Bathrooms & Ensuites

- White contemporary Armitage Shanks sanitaryware
- Magres light grey ceramic tiles
- Tiling to splashback above wash-hand basin and around bath and shower enclosures
- Triton electric shower or Bristan mixer shower
- Glazed shower screen or glazed bath screen to bathrooms and ensembles
- Chrome towel warmer

### Kitchens

- Movimar high gloss white colour units
- Black Montpellier appliances, including oven, 4-ring hob and extractor
- Black 1.5 sink with black mixer tap
- Plumbing for washing machine
- Cutlery tray
- Worktops and upstand finished in grey colour
- Downlighters
- LVT flooring to kitchen area





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