

Cherry Tree Park

Stockport



A stunning collection of 3, 4 & 5 bedroom homes

élan
HOMES

Homes you'll love inside out



Homes you'll love inside out

Everything in one location

Located midway between central Stockport and Hazel Grove, Cherry Tree Park is perfectly placed for everything, from easy commuting to excellent schools and shopping. Close enough to Manchester to enjoy all the benefits of the big city, yet just a short drive from the wide open spaces of the Peak District National Park and the rolling hills and quaint towns of Cheshire, you really will enjoy the very best of both worlds.

GOING OUT

With Stockport on your doorstep, and Manchester just a twenty-minute train ride away, there are endless options for your evening entertainment. Stockport boasts a choice of cinemas, along with the popular Garrick Theatre, as well as a wide selection of quality restaurants and friendly pubs. You'll also find an endless choice of classic country inns in the surrounding towns and villages.

Closer to home, Offerton plays host to a wide selection of restaurants, including Spice Tower, Cinnamon Spice, Kathmandu and the popular Puss in Boots gastro pub.

Head into Manchester and you'll find an unrivalled entertainment choice, with everything from the Hallé Orchestra at Bridgewater Hall, to the latest concerts and shows at Manchester Central, Manchester Arena and the Palace Theatre.



SOMETHING DIFFERENT

With so much to explore close by, there'll never be a dull weekend at Cherry Tree Park. For a taste of history, visit 14th Century Bramall Hall, Dunham Massey or Tatton Park. Alternatively, you can look to the future with the latest discoveries from Jodrell Bank, the space telescope made famous in Brian Cox's Star Gazing Live.

You might not expect to be able to ski or snowboard within a short drive of the development, but you can do just that at Chill Factor at the Trafford Centre, making it a great family day out or an unusual kids party venue.



SHOPPING

You'll find a good selection of local shops along Buxton Road, including a Sainsbury's supermarket, and you'll also find an Asda store in Hazel Grove. Stockport offers a good choice of high street shopping, including the Merseyway and Peel shopping centres, plus a Waitrose foodstore.

For a more extensive selection, head around the M60 to the Trafford Centre, Britain's second biggest shopping mall, or head into the city for the Arndale Shopping Centre. For an altogether more sophisticated retail experience, head for the high class boutiques of Altrincham, Wilmslow and Knutsford.

SCHOOLS

Both state and independent education are well represented in and around Stockport, giving your children the perfect start in life. Younger pupils can potentially choose from Dial Park or St Phillip's Catholic primary schools, while older pupils have a number of senior schools to choose from, all within easy travelling distance. The excellent Stockport Grammar School is the oldest independent school in the north of England, tracing its origins back to 1487. Today it provides private education for both boys and girls from ages 3-18.

TRANSPORT

Cherry Tree Park lies just off the main A6 Buxton Road, just a few minutes from the centre of Stockport and within easy reach of the M60 Manchester Ring Road, giving access across the region. Manchester Airport is around 20 minutes away by car. Buxton, in the heart of the Peak District, is just 20 miles in the other direction.

Trains from Hazel Grove Station speed you in to Manchester in just 20 minutes, with almost 400 spaces to park and ride. From Stockport you can catch a direct train to London in just two hours, with three services per hour.

SPORT & LEISURE

The North West and Cheshire are famous for their high class golf clubs, and you'll find plenty of challenging courses within easy reach, including Marple, Stockport and Hazel Grove. For other sports, head for Grand Central Leisure Centre in Stockport or Hazel Grove Leisure Centre.

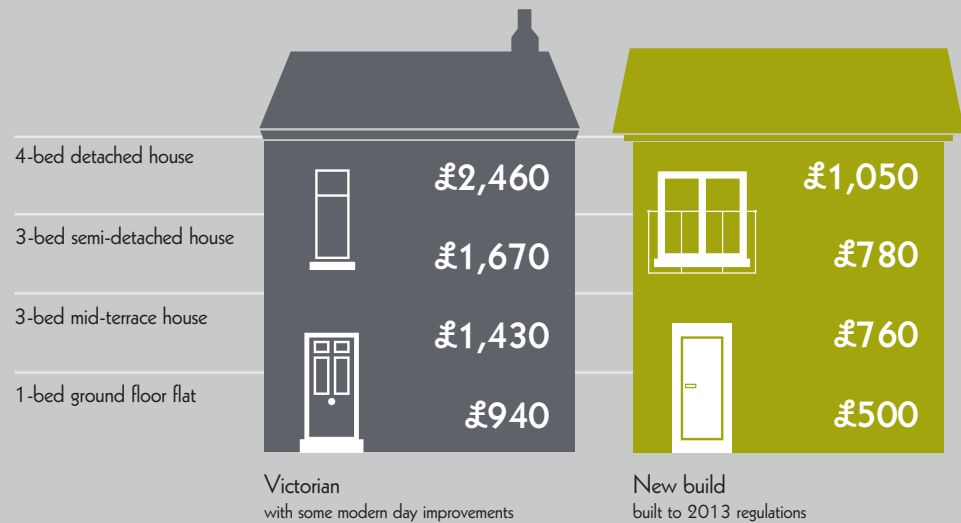
If you prefer to watch rather than take part, Stockport County provides local football action at Edgeley Park, with Premiership action just a few miles away with the two big Manchester rivals. Sale Sharks are one of the leading rugby union clubs in the area, with many top rugby league clubs also close by. Old Trafford is a regular host of test and one-day cricket fixtures, as well as being host to Lancashire County Cricket Club.





Green space, Living space, Open space

Benefits of buying new - annual household energy spend



A home by Elan Homes is built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 on energy bills - that's **£1,410 less** than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information. Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.

Specification



Specification

A carefully selected specification for Cherry Tree Park by Elan Homes

	Regency	Sovereign
Kitchen		
Choice of modern quality fitted kitchen and worktop*	✓	✓
Built-in single electric oven	✓	✗
Built-in double electric oven	✗	✓
Built-in microwave	✓	✓
5 ring gas hob and canopy style cooker hood in stainless steel	✗	✓
4 ring gas hob and canopy style cooker hood in stainless steel	✓	✗
Integrated dishwasher	✗	✓
Integrated fridge freezer	✓	✓
Soft close kitchen cupboard doors	✓	✓
Plumbing for washing machine and tumble dryer	✓	✓
Stainless steel 1½ bowl sink with chrome feature tap	✓	✓
Pelmet lights	✓	✓
Choice of floor tiling to kitchen and utility*	✗	✓
Bathroom and En-suite		
Contemporary white bathroom suites with chrome taps	✓	✓
Thermostatically controlled shower with low profile shower tray	✓	✓
Choice of wall tiling to bathroom and en-suite/shower room*	✓	✓
En-suite to master bedroom	✓	✓
Chrome towel rail to bathroom only†	✗	✓
Choice of vanities to bathroom*	✗	✓
Shower over bath to bathrooms without separate shower	✓	✗

	Regency	Sovereign
General		
Gas fire with surround	✗	✓
White painted interior doors with chrome furniture	✓	✓
Downstairs cloakroom	✓	✓
Magnolia finish to all walls	✓	✓
Smooth finish to all ceilings	✓	✓
External cold water tap	✗	✓
Fitted wardrobes to master bedroom	✗	✓
Electrical		
TV point to lounge	✓	✓
TV point to family area/room	✓	✓
TV point to all bedrooms	✗	✓
TV point to master bedroom, bedroom 2 and study allocated bedroom	✓	✗
Recessed spot lights to kitchen, bathroom, dressing room, en-suite and shower room	✓	✓
Chrome finish to sockets and switches to kitchen/family/dining area, lounge, hall and landing	✗	✓
Telephone point to lounge/hall or family room and to study allocated bedroom	✓	✓
Shaver socket to en-suite†	✓	✓
External lighting to front	✓	✓
External lighting to rear	✗	✓

	Regency	Sovereign
Energy Saving Features		
PVCu double glazed sealed units with adjustable ventilators to windows	✓	✓
High efficiency gas central heating (Natural Gas)	✓	✓
Safety and Security		
High security French doors with lockable handles to windows†	✓	✓
Interconnected smoke detectors†	✓	✓
Electronic burglar alarm system	✗	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC Warranty	✓	✓

†Where applicable
*Subject to build stage

Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.

Cherry Tree Park, Stockport

Key

- **Merton**
5 bedroom detached home
- **Portland**
5 bedroom detached home
- **Portland Special**
5 bedroom detached home
- **Newbury**
5 bedroom detached home
- **Grantham**
5 bedroom detached home
- **Langley**
4 bedroom semi-detached home
- **Aldgate**
3 bedroom semi-detached home
- **Ashley A**
4 bedroom mews home
- **Ashley C**
4 bedroom mews home
- **Durham**
4 bedroom detached home
- **Prestbury**
4 bedroom detached home
- **Richmond**
4 bedroom semi-detached/
detached home
- **Affordable Homes**
- **The Lodge**



Merton

5 bedroom detached home



Homes you'll love inside out

Merton

Sovereign specification - 5 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.97m x 4.46m	16'3" x 14'8"
Kitchen/Family/B'fast	4.46m x 3.94m	14'8" x 12'11"
Dining	4.18m x 3.84m	13'8" x 12'7"
Utility	2.05m x 1.80m	6'9" x 5'11"
Cloakroom	1.80m x 1.01m	5'11" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.54m x 3.44m	14'11" x 11'3"
Dressing Area	3.90m* x 2.20m*	11'9"* x 7'3"*
En-suite	2.47m x 1.98m	8'1" x 6'6"
Bedroom 2	3.89m* x 2.99m*	12'9"* x 9'10"*
Shower Room	2.49m* x 1.28m*	8'2"* x 4'2"*
Bedroom 3	3.88m* x 3.13m	12'9"* x 10'3"
Bedroom 4	3.34m x 2.85m	11'0" x 9'4"
Bathroom	2.85m x 2.08m	9'4" x 6'10"

SECOND FLOOR

	Metres	Feet/inches
Bedroom 5	5.17m x 2.85m	17'0" x 9'4"
Hobby Room	5.17m x 4.54m	17'0" x 14'11"
Shower Room	2.68m x 1.98m	8'10" x 6'6"

Total area 2326sq ft
*Indicates maximum dimension.

This beautifully designed detached property is full of character and individuality, offering five bedroom accommodation over three floors.

With a double garage, the ground floor also contains a lounge, a dining area, as well as a kitchen/family/breakfast room, plus a utility room and cloakroom. On the first floor, the master bedroom has its own dressing area and en-suite, whilst the second bedroom has an en-suite shower room, a further two bedrooms are served by the family bathroom. The second floor contains bedroom 5, a hobby room and a shower room.



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Portland

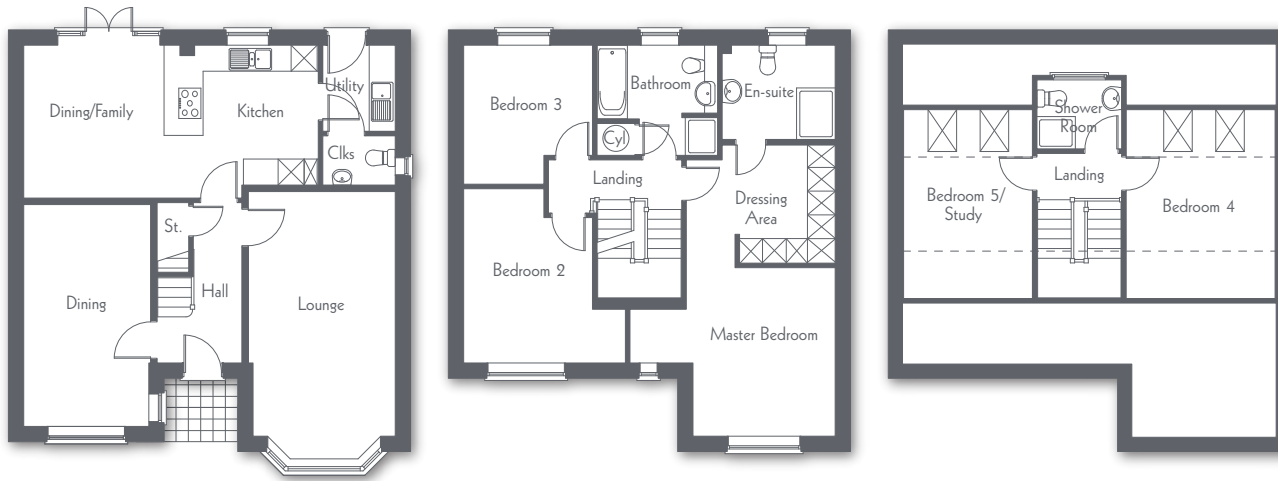
5 bedroom detached home



Homes you'll love inside out

Portland

Sovereign specification -
5 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.16m* x 3.39m	20'3" x 11'1"
Kitchen/Dining/Family	6.79m x 3.52m	22'3" x 11'7"
Dining	5.12m x 2.93m	16'9" x 9'7"
Utility	1.99m x 1.67m	6'6" x 5'6"
Cloakroom	1.67m x 1.13m	5'6" x 3'9"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.73m* x 3.89m	15'6" x 12'9"
Dressing Area	3.46m* x 2.72m*	11'4" x 8'11"
En-suite	2.61m x 2.17m	8'7" x 7'2"
Bedroom 2	4.02m* x 3.73m*	13'2" x 12'3"
Bedroom 3	3.21m* x 2.97m*	10'6" x 9'9"
Bathroom	2.78m x 2.54m	9'1" x 8'4"

SECOND FLOOR

	Metres	Feet/inches
Bedroom 4	4.35m x 3.46m	14'3" x 11'4"
Bedroom 5/Study	4.35m x 3.00m	14'3" x 9'10"
Shower Room	1.95m x 1.59m	6'5" x 5'3"

Total area 1974sq ft

*Indicates maximum dimension.

This charming five bedroom detached home offers spacious accommodation over three floors.

The ground floor includes a spacious lounge, a separate dining room, utility room and a downstairs cloakroom. An open-plan kitchen/dining/family room leads onto the garden through French doors. Upstairs on the first floor is the master bedroom suite with dressing area and en-suite bathroom, two further bedrooms and the family bathroom complete this floor. The second floor contains two further bedrooms and a handy shower room.



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Newbury

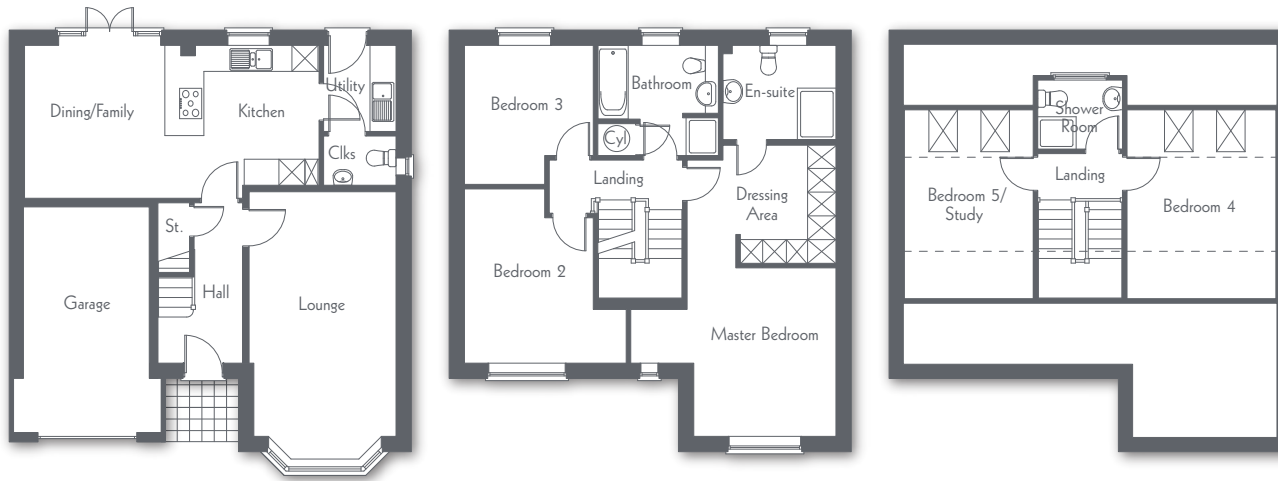
5 bedroom detached home



Homes you'll love inside out

Newbury

Sovereign specification - 5 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.16m* x 3.39m	20'3" x 11'1"
Kitchen/Dining/Family	6.79m x 3.52m*	22'3" x 11'7"*
Utility	1.99m x 1.67m	6'6" x 5'6"
Cloakroom	1.67m x 1.13m	5'6" x 3'9"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.73m* x 3.89m	15'6" x 12'9"
Dressing Area	3.46m* x 2.72m*	11'4" x 8'11"*
En-suite	2.61m x 2.17m	8'7" x 7'2"
Bedroom 2	4.02m* x 3.73m	13'2" x 12'3"
Bedroom 3	3.21m* x 2.97m	10'6" x 9'9"
Bathroom	2.78m x 2.54m	9'1" x 8'4"

SECOND FLOOR

	Metres	Feet/inches
Bedroom 4	4.35m x 3.46m	14'3" x 11'4"
Bedroom 5/Study	4.35m x 3.00m	14'3" x 9'10"
Shower Room	1.95m x 1.59m	6'5" x 5'3"

Total area 1806sq ft

*Indicates maximum dimension.

An elegant and imposing five bedroom home with spacious accommodation presented over three floors.

Ground floor accommodation includes an open-plan kitchen giving on to a large family/dining area, with adjoining utility room and cloakroom, plus French door access to the rear garden. The ground floor also contains a spacious lounge, hallway and garage. On the first floor are three light and airy bedrooms, with en-suite bathroom and dressing area in the master bedroom suite and the family bathroom. The second floor contains a further two bedrooms and a shower room.



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Grantham

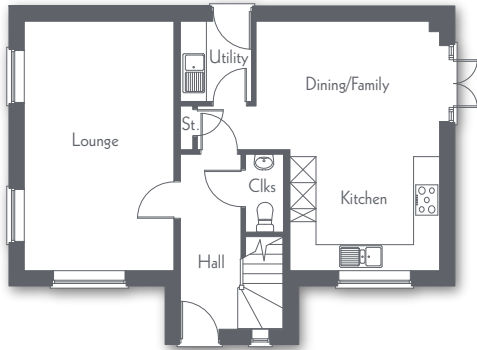
5 bedroom detached home



Homes you'll love inside out

Grantham

Sovereign specification - 5 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	5.75m x 3.45m	18'10" x 11'4"
Kitchen/Dining/Family	5.75m x 4.23m	18'10" x 13'11"
Utility	1.85m x 1.64m	6'1" x 5'5"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

FIRST FLOOR

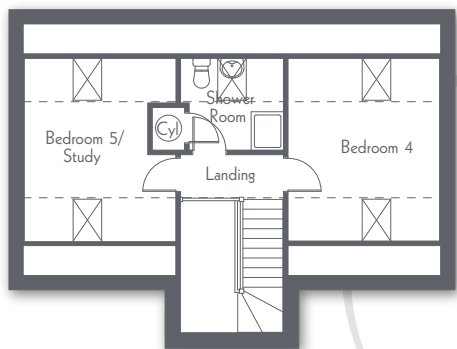
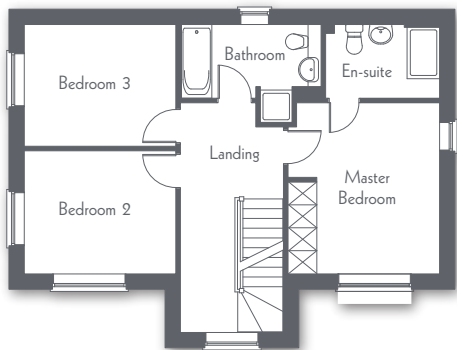
	Metres	Feet/inches
Master Bedroom	3.95m* x 3.49m*	12'11"* x 11'6"*
En-suite	2.63m x 1.70m	8'7" x 5'7"
Bedroom 2	3.49m x 2.84m	11'6" x 9'4"
Bedroom 3	3.50m x 2.81m	11'6" x 9'3"
Bathroom	3.23m* x 2.26m*	10'7"* x 7'5"*

SECOND FLOOR

	Metres	Feet/inches
Bedroom 4	4.21m x 3.50m	13'10" x 11'6"
Bedroom 5/Study	4.21m* x 3.50m*	13'10"* x 11'6"*
Shower Room	2.37m* x 2.12m*	7'9"* x 6'11"*

Total area 1773sq ft

*Indicates maximum dimension.



This impressive five bedroom detached home offers luxury family living over three floors.

On the ground floor is a light and spacious lounge and an open plan kitchen/dining/family area, handy utility, store cupboard and downstairs cloakroom. French doors lead from the family/dining area into garden. Upstairs on the first floor is the master bedroom with en-suite, two further bedrooms and the family bathroom. The second floor leads into two further bedrooms and a handy shower room.



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Langley

4 bedroom semi-detached home



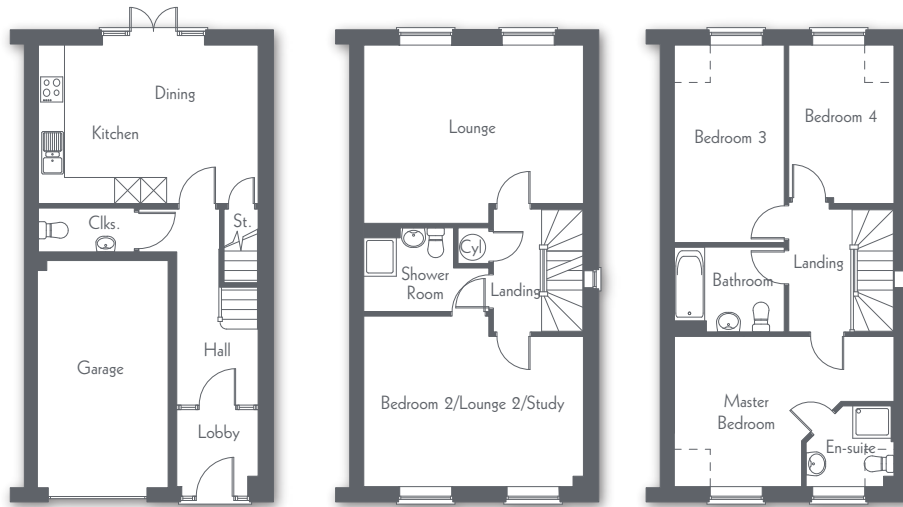
Aldgate

Langley

Homes you'll love inside out

Langley

Sovereign specification - 4 bedroom semi-detached home



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.06m x 3.65m	16'7" x 12'0"
Cloakroom	2.21m x 1.01m	7'3" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.06m* x 4.11m*	16'7"* x 13'6"*
Bedroom 2/Lounge 2/Study	5.06m* x 3.93m*	16'7"* x 12'11"*
Shower Room	2.88m* x 1.93m*	9'5"* x 6'4"*

SECOND FLOOR

	Metres	Feet/inches
Master Bedroom	5.06m* x 3.46m*	16'7"* x 11'4"*
En-suite	2.02m* x 1.86m*	6'8"* x 6'1"*
Bedroom 3	4.55m x 2.53m	14'1" x 8'4"
Bedroom 4	3.65m x 2.42m	12'0" x 7'11"
Bathroom	2.53m x 1.96m	8'4" x 6'5"

Total area 1510sq ft

*Indicates maximum dimension.

A stylish four bedroom semi-detached home laid out over three floors.

The ground floor consists of an open plan kitchen/dining area and French doors that give access to the rear garden, a cloakroom, hallway and garage complete this floor. Upstairs on the first floor is the rear lounge, bedroom 2/lounge 2/study and a handy shower room. The second floor boasts the master bedroom with en-suite shower room, two further bedrooms and a bathroom.



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Aldgate

3 bedroom semi-detached home



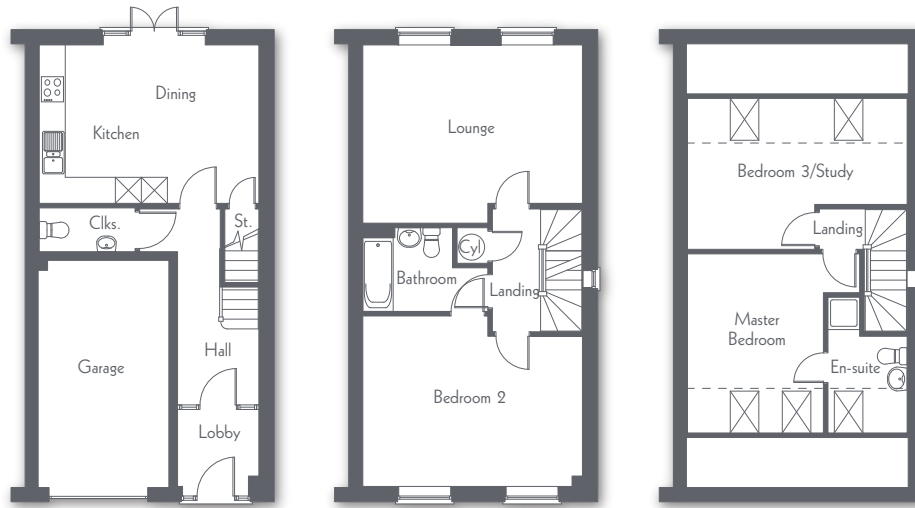
Langley

Aldgate

Homes you'll love inside out

Aldgate

Regency specification - 3 bedroom semi-detached home



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.06m x 3.65m	16'7" x 12'0"
Cloakroom	2.21m x 1.01m	7'3" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Lounge	5.06m* x 4.11m*	16'7"* x 13'6"*
Bedroom 2	5.06m* x 3.93m*	16'7"* x 12'11"*
Bathroom	2.88m* x 1.93m*	9'5"* x 6'4"*

SECOND FLOOR

	Metres	Feet/inches
Master Bedroom	4.13m x 3.13m*	13'7" x 10'3"*
En-suite	3.13m* x 1.82m*	10'3"* x 6'0"*
Bedroom 3/Study	5.06m* x 3.48m*	16'7"* x 11'5"*

Total area 1376sq ft

*Indicates maximum dimension.

This modern three bedroom property is very much a contemporary home.

The ground floor features an open plan kitchen/dining area with French doors leading out to the rear garden, a handy cloakroom and a garage. On the first floor is the spacious lounge, family bathroom and bedroom 2. Moving up to the second floor is the master bedroom with en-suite shower room and bedroom 3/study.



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Ashley A

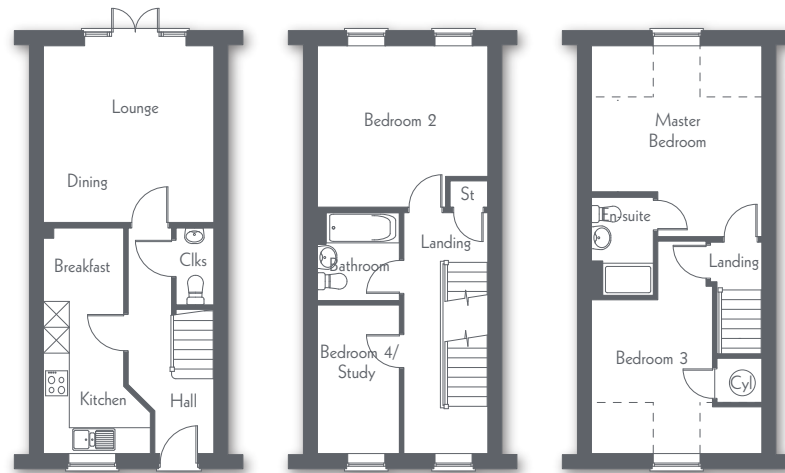
4 bedroom mews home



Homes you'll love inside out

Ashley A

Regency specification - 4 bedroom mews home



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	4.10m x 3.95m	13'5" x 13'0"
Kitchen/Breakfast	5.23m* x 2.48m*	17'2"* x 8'2"*
Cloakroom	1.78m x 0.88m	5'10" x 2'10"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 2	3.95m* x 3.74m*	13'0"* x 12'3"*
Bedroom 4/Study	3.45m x 1.90m	11'4" x 6'3"
Bathroom	2.04m x 1.90m	6'8" x 6'3"

SECOND FLOOR

	Metres	Feet/inches
Master Bedroom	4.43m* x 3.98m*	14'6"* x 13'1"*
En-suite	2.27m x 1.44m	7'5" x 4'8"
Bedroom 3	3.95m* x 3.56m*	13'0"* x 11'8"*

Total area 1229sq ft

*Indicates maximum dimension.

This attractive four bedroom townhouse offers flexible living over three floors.

The ground floor, features a separate kitchen with dining/breakfast area, a handy cloakroom and an open plan dining/lounge area to the rear of the property with French doors that lead out into the garden. On the first floor is bedroom 2, the family bathroom and bedroom 4 which could double up as a study. Up on the second floor is the master bedroom with en-suite shower room and bedroom 3.



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Ashley C

4 bedroom mews home



Ashley C

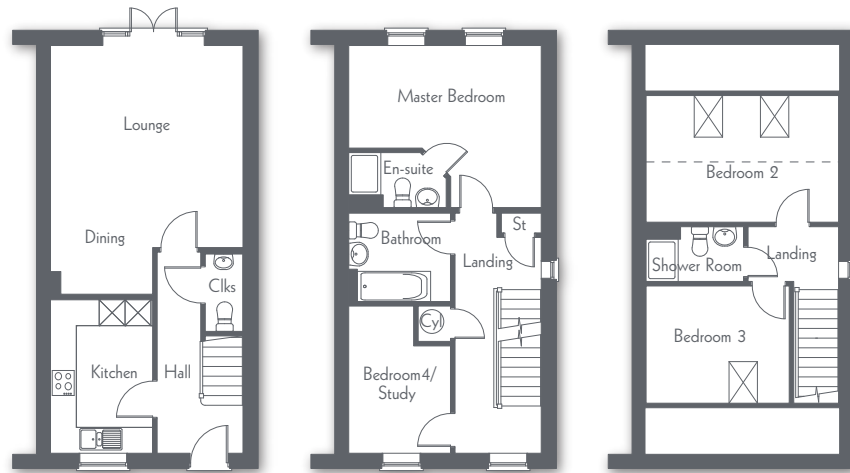
Ashley A

Ashley C

Homes you'll love inside out

Ashley C

Regency specification - 4 bedroom mews home



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	5.77m* x 4.47m*	18'11"* x 14'8"*
Kitchen	3.56m x 2.37m	11'8" x 7'9"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.47m* x 3.76m*	14'8"* x 12'4"*
En-suite	2.26m* x 1.28m*	7'5"* x 4'2"*
Bedroom 4/Study	3.42m* x 2.36m*	11'2"* x 7'9"*
Bathroom	2.36m* x 2.05m*	7'9"* x 6'9"*

SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.47m x 2.94m	14'8" x 9'8"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"
Shower Room	2.26m* x 1.27m*	7'5"* x 4'2"*

Total area 1275sq ft

*Indicates maximum dimension.

This attractive four bedroom townhouse offers flexible living over three floors.

The ground floor, features a separate kitchen, a handy cloakroom and an open plan dining/lounge area to the rear of the property with French doors that lead out into the garden. On the first floor is the master bedroom with en-suite shower room, the family bathroom and bedroom 4 which could double up as a study. Up on the second floor is bedroom 2, a shower room and bedroom 3.



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Durham

4 bedroom detached home



Homes you'll love inside out

Durham

Regency specification - 4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	7.33m x 3.64m	24'0" x 11'11"
Kitchen	3.02m x 2.46m	9'11" x 8'1"
Cloakroom	1.86m x 0.85m	6'1" x 2'9"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.18m* x 3.50m	13'8"* x 11'6"
En-suite	1.83m x 1.72m	6'0" x 5'8"
Bedroom 2	3.15m x 2.62m*	10'4" x 8'7"*
Bedroom 3	3.92m* x 2.51m*	12'10"* x 8'3"*
Bedroom 4/Study	3.41m* x 2.50m*	11'2"* x 8'3"*
Bathroom	2.76m* x 1.99m*	9'1"* x 6'6"*

Total area 1152sq ft

*Indicates maximum dimension.

This elegant four bedroom detached home is perfect for modern family living.

Ground floor accommodation includes an open-plan lounge/dining area with French doors leading to the garden, a separate kitchen and a handy downstairs cloakroom. Upstairs the galleried landing leads to the master bedroom suite, three further bedrooms and the family bathroom.



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Images are representative only and may include optional upgrades please ask Sales Executive for further information. Plots 18, 51 & 64 are handed.

Prestbury

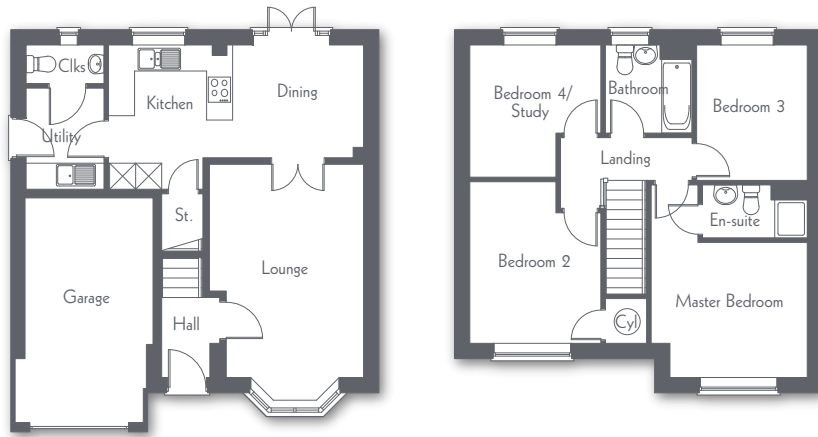
4 bedroom detached home



Homes you'll love inside out

Prestbury

Regency specification - 4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	5.44m* x 3.55m*	17'10"* x 11'8"*
Kitchen/Dining	5.88m* x 3.32m*	19'3"* x 10'11"*
Utility	2.33m x 1.80m	7'8" x 5'11"
Cloakroom	1.80m x 0.92m	5'11" x 3'0"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.60m* x 3.11m*	11'10"* x 10'3"*
En-suite	2.55m x 1.22m	8'4" x 4'0"
Bedroom 2	3.73m* x 3.02m*	12'3"* x 9'11"*
Bedroom 3	3.12m x 2.55m	10'3" x 8'4"
Bedroom 4/Study	3.05m* x 3.02m*	10'0"* x 9'11"*
Bathroom	2.03m* x 2.00m*	6'8"* x 6'7"*

Total area 1128sq ft

*Indicates maximum dimension.

This attractive bay fronted property is full of character and charm. The ground floor features a light and spacious lounge, an open plan kitchen/dining room with French doors that lead into the garden, utility and a cloakroom. Upstairs the landing leads to the master bedroom with en-suite shower room, three further bedrooms and the family bathroom.



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Images are representative only and may include optional upgrades please ask Sales Executive for further information. Plots 6, 15 & 54 are handed.

Richmond

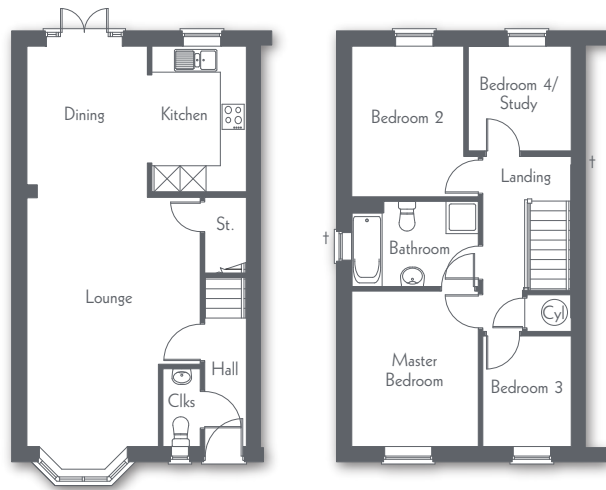
4 bedroom semi-detached/detached home



Homes you'll love inside out

Richmond

Regency specification -
4 bedroom semi-detached/detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.27m* x 4.00m*	20'9"* x 13'1"*
Kitchen	3.36m x 2.18m	11'0" x 7'2"
Dining	3.49m x 2.78m	11'5" x 9'1"
Cloakroom	1.82m x 0.86m	6'0" x 2'10"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.59m* x 2.92m	11'9"* x 9'7"
Bedroom 2	3.48m* x 2.58m	11'5"* x 8'6"
Bedroom 3	2.55m x 2.04m	8'4" x 6'8"
Bedroom 4/Study	2.42m x 2.38m	7'11" x 7'10"
Bathroom	2.92m* x 1.97m*	9'7"* x 6'5"*

Total area 1030sq ft

*Indicates maximum dimension.

A handsome and spacious two storey home.

Featuring an open-plan lounge/dining/kitchen area with French doors that lead out into the garden. Upstairs is the master bedroom, three further bedrooms and the family bathroom with a bath and separate shower cubicle.



Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Images are representative only and may include optional upgrades please ask Sales Executive for further information. Plot 21 is handed. †Additional window to Plots 21 & 43 only. Plot 43 is detached and will also have a window to the landing.



Homes you'll love inside out

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.

Our promise to you

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.



1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal with any other pre-payments you make.
3. **We will assist** you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. **We will provide** you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. **We will listen** to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. **We will provide** you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



Cherry Tree Park

Stockport



Cherry Tree Park

Dialstone Lane, Stockport SK2 7PZ



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Homes you'll love inside out