



*The*  
MOORINGS 



## Immerse yourself in Bollington life



Enjoying a tranquil setting on the banks of the picturesque Macclesfield Canal in Bollington is The Moorings, an attractive collection of seven energy efficient homes.

Sympathetically crafted from natural materials, including stone, slate and timber, the new homes blend perfectly into their countryside setting within the Macclesfield Canal Conservation Area.

The first phase of three bedroom semi-detached properties is complete and all homes are sold and occupied.

With construction nearing completion, Henderson Homes has released the

second and final phase of development; three impressive four bedroom detached properties based around a communal courtyard with uninterrupted views over the water and out to the rolling Cheshire hills in the distance.

The Moorings offers a welcome sense of calm amidst the hustle and bustle of busy modern life; the perfect space to relax and watch the world go by along the waters edge.



TAKE A RIDE ALONG THE CANAL BANKS AND ENJOY THE BEAUTIFUL SCENERY

{ The Macclesfield canal runs 26 miles from Marple to Bosely }



THESE BOOTS WERE MADE FOR WALKIN'

Enjoy Sunday strolls in the nearby countryside or The Peak District National Park - just 2 miles away

LET'S GO FLY A KITE

UP TO THE HIGHEST HEIGHT...

The Moorings sits high above the Cheshire plains, surrounded by breathtaking views. It's the perfect place to fly a kite and send it soaring...



Picnic right on your doorstep by the waters edge, or venture further in and around the rolling hills of Bollington

Bollington offers an abundance of pubs, bars and coffee shops (for the non-cocktail lovers)



GIVE US OUR DAILY BREAD

{ 'The Happy Valley' is served by a wealth of local independent stores including butchers, greengrocers, bakeries, post office and convenience stores }





## The Shrigley

Called 'The Shrigley', the three attractive detached homes at The Moorings offer spacious accommodation over three levels; a ground, first and second floor.

Each of the homes is located on the far side of the communal courtyard, with plot 5 lying directly adjacent to the canal.

With architecture that affords each home a delightful symmetry, the properties are accessed through a central front door that leads to a large hallway off which the main living accommodation radiates.

An open plan kitchen and dining room is destined to become the main 'hub' of everyday family life and includes a handy utility room with access to the rear of the property.

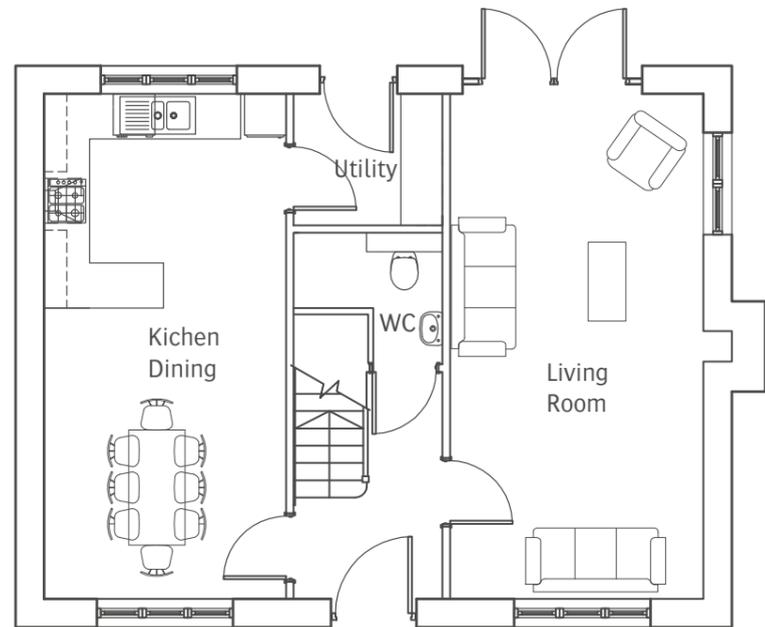
On the opposite side of the hall is a large living room that includes folding glazed doors that open on to the rear gardens. Also off the hall is a cloakroom with wc.

On the first floor are offered three bedrooms, one with an en-suite shower room, plus a family bathroom. Stairs lead to the second floor where a further two double bedrooms are provided, one with an en-suite shower room.

Each of the gardens features paved areas suitable for alfresco dining as well as lawn. Space has been allocated for the discreet storage of household waste and recycling bins as well as parking for multiple vehicles.



# The Shrigley



ground

## ground floor

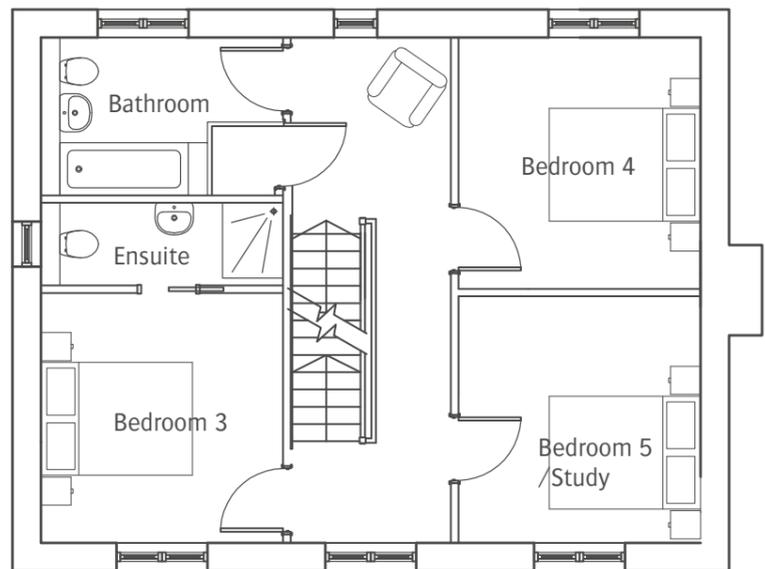
Living Room 6.8m x 3.3m  
 Kitchen/Dining 6.8m x 3.1m  
 Utility 1.7m x 2.0m

## first floor

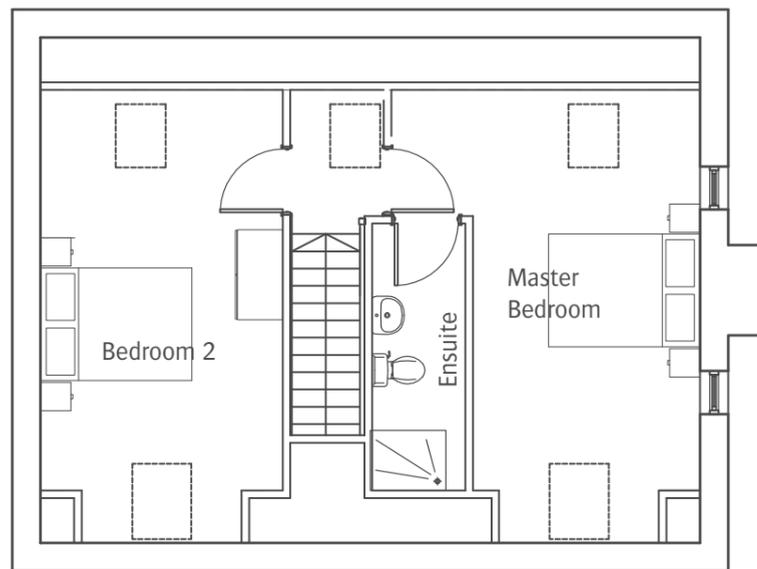
Bed Three 3.3m x 3.1m  
 Bed Four 3.3m x 3.3m  
 Bed Five 3.3m x 3.3m

## second floor

Master Bed 5.6m x 3.0m  
 Bed Two 5.6m x 3.2m



first



second



## Perfect Finish



### Kitchen

Siematic kitchens with silestone work surfaces and floor tiling

Integrated appliances including stainless steel oven, induction hob, fridge/freezer, dishwasher and microwave

Stainless steel sink with complementary brassware

Plumbing for washing machine and dryer in the utility room

### Electrical

Generous supply of power points and pendant light fittings throughout

Energy efficient LED downlighters to kitchen, halls, bathroom and ensuite

Prewired for audio and visual to accommodate emerging technologies

TV points to lounge and all bedrooms

### Heating

Energy efficient gas central heating system with condensing boiler

Thermostatic valves to all radiators

Underfloor heating on the ground floor

Heated towel rails in bathrooms

Large domestic hot water cylinder in airing cupboard

### Bathrooms, Ensuites & Ground Floor Cloakrooms

White suites with contemporary chrome taps and fittings

Shower and glass panel over bath in the main bathroom

Porcelanosa wall and floor tiling to all bathrooms/ensuites

### Doors & Woodwork

Five-lever lock solid wood front door

Individually hand painted internal doors

Profiled skirting and architrave throughout

Square chamfered spindles to staircase

### Decoration

Woodwork finished in white satinwood

Internal walls in neutral shade of emulsion

Ceilings smooth finished and painted in white emulsion

Pre-finished timber windows

### Safety & Security

House alarm with PIR detectors and door contacts

External lighting with PIR (passive infra-red) sensors to front and rear

Mains connected smoke detectors

Multipoint locking windows

### External Areas

Paved patio area at the rear of the property

Turfed rear gardens

Outside tap

### Energy Saving Features

Double glazed, high performance timber windows with a contemporary grey finish

High efficiency gas boilers

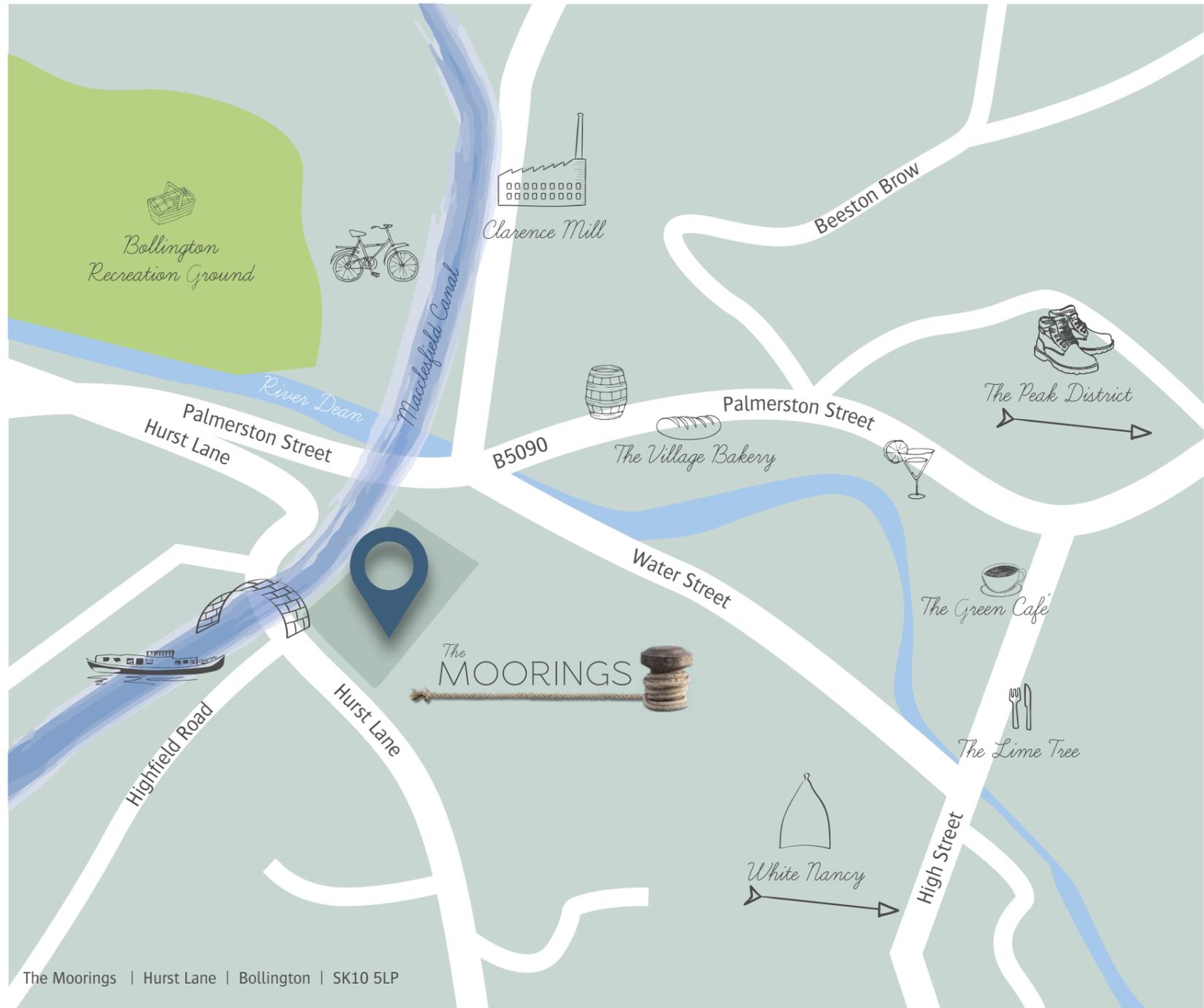
High levels of insulation throughout

LED lighting

### Warranty

Henderson homes at The Moorings are protected by a 10-year warranty from 'Premier Guarantee' and the knowledge that you are buying from an established building company with over sixty years of experience





The Moorings | Hurst Lane | Bollington | SK10 5LP



## Henderson Homes



Henderson Homes is a leading provider of high quality, energy efficient new build and refurbished homes in prime locations across South Manchester, Cheshire, Merseyside and Lancashire.

Established in 1953 and still proudly owned and operated as a family firm, the company applies over 60 years of experience and expertise to deliver homes that meet the evolving requirements of modern buyers at all stages of the housing ladder.

The Henderson Homes portfolio includes new build mews, semi-detached and

detached homes perfect for first time buyers, couples and families as well as those looking to invest.

Care and attention to detail is applied at every stage to ensure homes meet the company's exacting standards for design, quality craftsmanship and a superior finish.

For more information on Henderson Homes visit [www.hendersonhomes.co.uk](http://www.hendersonhomes.co.uk)



HENDERSON HOMES

EST 1953

Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we are only able to provide plans, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and Henderson Homes reserves the right to make changes as it sees fit without notice. Unless otherwise stated, photographs used in this brochure have been provided to offer a guide as to the quality of finish delivered in a Henderson home and are therefore for illustrative purposes only.

Important Notice: Henderson Homes operates to a strict Health and Safety policy. Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative from Henderson Homes. No admittance will be given to unauthorised visitors. To view a development please make an appointment by calling head office on 01565 832786.