The Alderley

THE STABLES

Plots 4, 6 & 7 - Five Bedroom Detached

WIGAN ROAD, WESTHOUGHTON, BL5 2BH

Key Features

**Central Staircase to Entrance Hall // Spacious Living Room // Study // Detached Double Garage
5 Double Bedrooms // Large Family, Kitchen & Dining area to the rear with bi-folding doors**

OAK TREE
DEVELOPMENTS

Photographs show similar developments completed by Oak Tree.

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Plots 4, 6 & 7 - Five Bedroom Detached

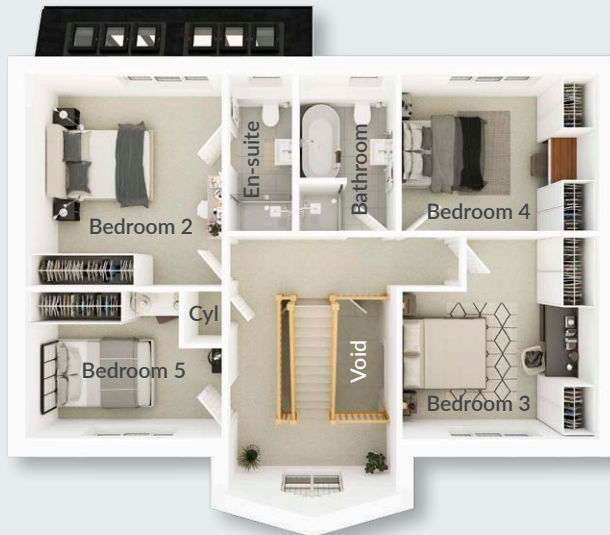## WIGAN ROAD, WESTHOUGHTON, BL5 2BH

Floor plans show plots 4 & 7 - plot 6 is handed.

Ground Floor

Family / Kitchen / Dining	5185 x 8560 (17'0 x 28'1) o/all
Lounge	3835 x 7100 (12'6 x 23'3)
Utility	2040 x 2080 (6'7 x 6'8)
WC	1200 x 2070 (3'9 x 6'8)
Study	1965 x 2030 (6'4 x 6'7)
External Garage	6000 x 6000 (19'8 x 19'8)

First Floor

Bedroom 2	3875 x 4145 (12'7 x 13'6)
En-suite	1245 x 3065 (4'1 x 10'1)
Bedroom 3	3835 x 3960 (12'6 x 12'10) o/all
Bedroom 4	3835 x 3065 (12'6 x 10'1)
Bedroom 5	3875 x 2875 (12'7 x 9'4) o/all
Bathroom	1920 x 3065 (6'3 x 10'1)

Second Floor

Master Bedroom	4735 x 4250 (15'5 x 13'9)
En-suite	2120 x 3555 (6'10 x 11'7) o/all
Dressing	2695 x 4250 (8'8 x 13'9)

Floor plans show the structural layout of each house type.
All furniture / kitchen cupboard layouts and fitted wardrobes shown on floor plans are for illustration purposes only.

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.

The Lytham

THE STABLES

Plots 1, 2, 3 & 5 - Five Bedroom Detached

WIGAN ROAD, WESTHOUGHTON, BL5 2BH

Key Features

**Large Family, Kitchen & Dining area to the rear with bi-folding doors // Spacious Living Room
Juliet Balcony to Master Suite // 5 Double Bedrooms // 2.5 Storey // Integral Garage**

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OAK TREE DEVELOPMENTS

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Plots 1, 2, 3 & 5 - Five Bedroom Detached

WIGAN ROAD, WESTHOUGHTON, BL5 2BH

Floor plans show plots 2 & 3 - plots 1 & 5 are handed.

Ground Floor

Family / Kitchen / Dining	8670 x 4535 (28'4 x 14'9) o/all
Lounge	3610 x 5150 (11'8 x 16'9) o/all
Utility	1940 x 2150 (6'4 x 7'1)
WC	1825 x 1115 (5'10 x 3'7)
Garage	3050 x 6055 (10'0 x 19'9)

First Floor

Bedroom 2	3610 x 4640 (11'8 x 15'2)
En-suite	1640 x 2260 (5'4 x 7'4)
Bedroom 3	3290 x 4350 (10'8 x 14'3)
Bedroom 4	3290 x 4235 (10'8 x 13'9)
Bedroom 5	2735 x 3085 (8'10 x 10'1)
Bathroom	2500 x 3085 (8'2 x 10'1)

Second Floor

Master Bedroom	4735 x 5915 (15'5 x 19'4)
En-suite	3865 x 2905 (12'7 x 9'5)
Landing	3865 x 2935 (12'7 x 9'6)

Floor plans show the structural layout of each house type.
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A Luxurious Specification

THE STABLES

UNDERFLOOR HEATING TO GROUND FLOOR WITH RADIATORS TO UPPER FLOORS.

PREMIUM QUALITY SANITARYWARE.

CONTEMPORARY CHROME TAPS AND FITTINGS.

CHROME SHOWER ENCLOSURES WITH ADJUSTABLE SLIDING SHOWER HEADS TO ENSUITES

WET ROOMS TO HAVE A CHOICE OF WALL AND FLOOR TILING FROM THE
PORCELANOSA "OAK TREE DEVELOPMENTS STANDARD TILING RANGE 2020".

CHROME SWITCHES AND SOCKETS TO GROUND FLOOR AND LANDING.

CHROME CEILINGS SPOTS THROUGHOUT EXCLUDING UNDER-STAIRS STORE AND BEDROOMS 2 & 3.

TV AND BT POINTS PROVIDED.

EXTERNAL LIGHTS TO ALL ENTRANCE POINTS.

DIGITAL ALARM SYSTEM.

SHAVER SOCKETS TO WET ROOMS.

DOORBELL TO FRONT DOOR.

CHOICE OF QUALITY KITCHEN UNITS, WORKTOPS AND HANDLES.

NEFF INTEGRATED APPLIANCES INCLUDING OVEN, HOB, EXTRACTOR HOOD,
MICROWAVE, DISHWASHER AND FRIDGE FREEZER.

FEATURE OAK STAIRCASES.

PRE-FINISHED OAK INTERNAL DOORS WITH QUALITY CHROME DOOR FURNITURE.

ANTHRACITE GREY UPVC WINDOWS WITH LEADED LIGHTS AND
COMPOSITE WOODGRAIN ENTRANCE DOORS.

MAINTENANCE-FREE BLACK WOODGRAIN FASCIAS AND SOFFITS.

HARD AND SOFT LANDSCAPING TO FRONT AND REAR GARDENS.

FULLY FENCED BOUNDARIES.

ALL THE ABOVE ITEMS ARE OFFERED AS PART OF OUR STANDARD SPECIFICATION.

IN ADDITION, UPGRADES AND OAK TREE EXTRAS CAN BE ADDED TO CREATE YOUR OWN

PERSONAL SPECIFICATION.

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