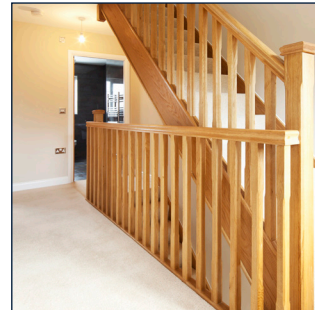




PENNINE MEWS

CHORLEY ROAD / WESTHOUGHTON

A BEAUTIFUL DEVELOPMENT OF THREE BEDROOM LUXURY HOMES
SITUATED IN THE TOWN OF WESTHOUGHTON, BOLTON



THE THORNTON (3 BEDROOM)

OVERALL SQFT : 995

FLOOR PLANS SHOW PLOTS 2, 4, 6, 7 & 9
PLOTS 1, 3, 5, 8 ARE HANDED

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH HOUSE TYPE.
ALL FURNITURE AND FITTED WARDROBES SHOWN ON FLOOR LAYOUTS ARE FOR ILLUSTRATION PURPOSES ONLY.



GROUND FLOOR

LOUNGE / DINING	5265 x 4300 (17'3 x 14'1)
KITCHEN	3150 x 3595 (10'4 x 11'10) O/ALL
WC	1035 x 2110 (3'5 x 6'11) O/ALL



FIRST FLOOR

MASTER BEDROOM	3730 x 3635 (12'3 x 12'0) O/ALL
- ENSUITE	1465 x 2860 (4'10 x 9'5) O/ALL
BEDROOM 2	3135 x 3085 (10'3 x 10'1)
BEDROOM 3	2680 x 3420 (8'10 x 11'3) O/ALL
BATHROOM	3150 x 1900 (10'4 x 6'3) O/ALL

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

A LUXURIOUS SPECIFICATION

UNDERFLOOR HEATING TO GROUND FLOOR WITH RADIATORS TO UPPER FLOORS.

DURAVIT 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.

CHROMES CEILINGS SPOTS THROUGHOUT EXCLUDING

UNDERSTAIRS 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 FASCIA'S 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.

AERIAL SITE PLAN



FOR ALL SALES ENQUIRIES CONTACT CHRISTINA ON: 07549 683 606

OAK TREE DEVELOPMENTS

Crown House / 22 Walmesley Road / Leigh / WN7 1YE

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Email: christina@oaktree-developments.com

Web: www.oaktree-developments.com



Help to Buy Scheme
Move in to your new home with just 5% deposit



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