

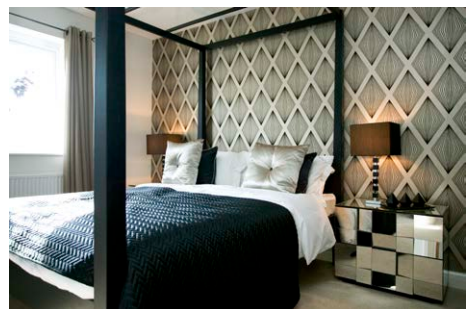


The Alderley

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



Photographs show similar developments completed by Oak Tree.

www.oaktree-developments.com

Plots 4, 6 & 7 - Five Bedroom Detached

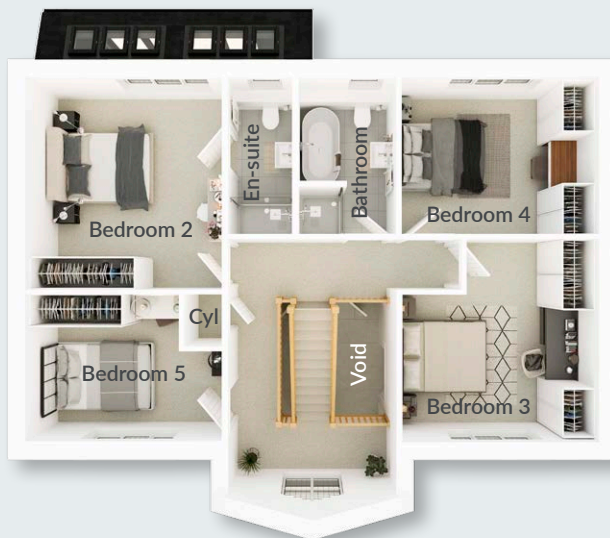
WIGAN ROAD, WESTHOUGHTON, BL5 2BH

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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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

Heating

Underfloor, boiler fed heating to ground floor excluding cloakroom - heated towel rail.
Radiators to upper floors.

Sanitaryware

Duravit Sanitaryware and Vado Brassware to all wet rooms.
Chrome shower enclosure with adjustable sliding shower heads to En-suites.

Wall and Floor Tiling

Porcelanosa tiling to all wet rooms.

Main Bathroom: Wall tiling - full height throughout. Floor tiling - fully tiled.

Master Bedroom 1 En-suite: Wall tiling - full height throughout. Floor tiling - fully tiled.

Bedroom 2 - En-suite 2.5 storey house only: Wall tiling - full height wall tiling to shower enclosure. Half height wall tiling to remainder. Floor tiling - fully tiled.

Cloakroom: Wall tiling - single tile splashback to wash hand basin only.

Kitchen: Please note Kitchen floors are not tiled as standard but it is available as an extra.

General

Shaver Socket to all wet rooms.

Chrome switches and sockets to entire ground floor and landing.

Chrome ceiling spotlights to Kitchen area, Utility, Bathroom, En-suite and Cloakroom.

TV and BT points provided. Aerial cable from sockets left in roof space (no aerial).

External wall mounted contemporary lights provided at each external door from a habitable room.

Digital Alarm System.

Neff integrated appliances provided to Kitchens - excluding Wine Cooler (CDA) only available on 5 bed properties.

Neff single oven to all properties.

Gas hob as standard on 3 and 4 bed properties, induction hob as standard on 5 bed properties.

Washer dryer to 3 bedroom-semi only.

Appliance spaces only for 4 and 5 bed properties in utility rooms for own washer and dryer.

Dishwasher to all properties.

Integrated Microwave/Oven to all properties.

Integrated Fridge/Freezer to all properties.

Extractor fans provided as per drawings.

Feature French polished Oak staircase.

Cottage style pre-finished Oak internal doors with chrome hardware.

Aluminium Bi-fold doors to all properties.

Integrated Solar PV panels fitted flush into the roof.

Maintenance free - Black woodgrain uPVC fascias and soffits.

Anthracite Grey uPVC square leaded windows to all developments apart from the bi-folds which are plain glass.

Composite woodgrain entrance doors.

External

Hard and soft landscaping to front garden. Turf to front and rear gardens.

Fully fenced rear boundaries 1.8 metre fencing. Plot divisional fences feathered edge faced on both sides.

Premium permeable block paving to all private driveways.

Outside tap.

Solid cedar wood garage door.

Power and light to all integral and detached garages.

Disclaimer

Oak Tree Developments reserve the right to substitute products that are unavailable with alternatives of equal quality.





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