



HULTON MEADOWS

by

casey **LIVING**

Specification

General

- LABC 10 year building warranty
- Burglar alarm fitted as standard
- TV aerial point to lounge and bedroom 1
- BT point to lounge & bedroom 1
- Internal doors white painted vertical 5 panel
- Contemporary chrome door furniture
- Highly efficient condensing combination boilers and gas central heating system
- Internal decoration white emulsion to walls and ceilings, and white gloss to woodwork
- Grey PVCu windows and fascia board
- Composite external doorset with multipoint locking system finished in grey colour
- External lights to front and rear elevation
- Gardens turfed to front
- Patio area to rear

Kitchen

- Luxury fitted kitchen with soft close doors and drawers
- Polished chrome bar handles
- Worktop with matching upstand
- Integrated electric single oven in stainless steel
- Integrated stainless steel gas hob
- Integrated stainless steel extractor hood and splashback
- Integrated washing machine
- Integrated dishwasher
- Inset stainless steel 1 1/2 bowl sink with chrome kitchen mixer tap
- 4 spotlight ceiling bar lighting



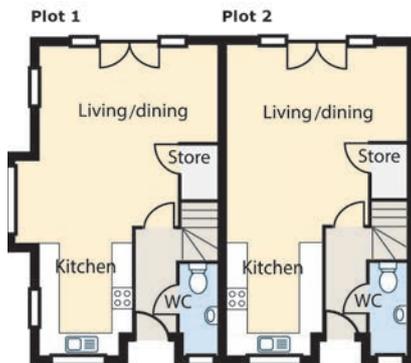
Bathroom, En-Suite & Cloakroom

- White 3-piece suite to bathroom
- Chrome contemporary basin and matching bath tap
- Over bath shower with glazed screen
- En-suite with shower cubicle
- Porcelanosa wall tiles, fully tiled to bath and shower area
- Splashback tiling to cloakroom basin
- Shaver point to bathroom

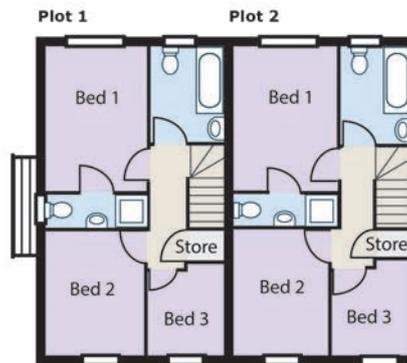


Floor plans Please note, these are not drawn to scale

Plots 1 and 2



Ground Floor	m (max)	ft in (max)
Living/Dining	4.88 x 4.96	16'1" x 16'3"
Kitchen	2.58 x 3.55	8'6" x 11'8"
WC	0.92 x 2.44	3'2" x 8'1"
Hall	1.17 x 2.88	3'10" x 9'5"

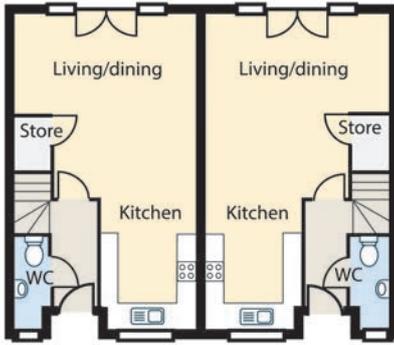


First Floor	m (max)	ft in (max)
Bed 1	2.85 x 3.98	9'4" x 13'7"
Ensuite	2.85 x 0.92	9'4" x 3'2"
Bed 2	2.63 x 3.42	8'7" x 11'3"
Bed 3	2.15 x 2.32	7'1" x 7'7"

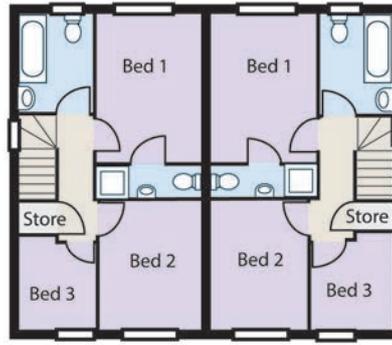
Please note:

Throughout this brochure, the particulars have been prepared to comply with the Property Misdescriptions Act 1991, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale. Kitchen and bathroom images are indicative of style and quality only.

Plots 3, 4, 5 and 6

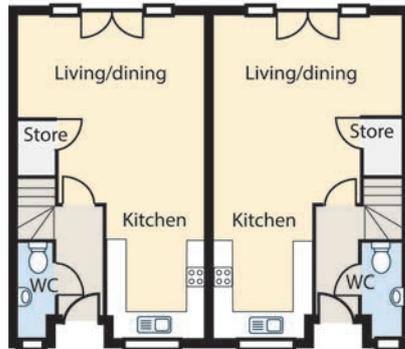


Ground Floor	m (max)	ft in (max)
Living/Dining	4.88 x 4.96	16'1" x 16'3"
Kitchen	2.58 x 3.55	8'6" x 11'8"
WC	0.92 x 2.44	3'2" x 8'1"
Hall	1.17 x 2.88	3'10" x 9'5"

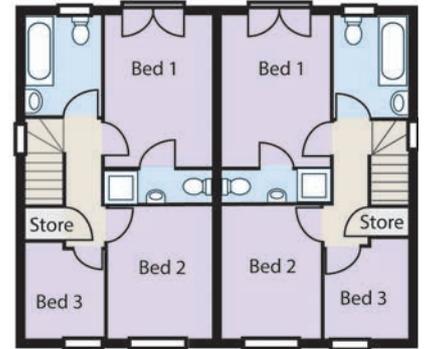


First Floor	m (max)	ft in (max)
Bed 1	2.85 x 3.98	9'4" x 13'7"
Ensuite	2.85 x 0.92	9'4" x 3'2"
Bed 2	2.63 x 3.42	8'7" x 11'3"
Bed 3	2.15 x 2.32	7'1" x 7'7"
Bathroom	1.92 x 2.66	6'4" x 8'7"

Plots 7, 8, 9 and 10



Ground Floor	m (max)	ft in (max)
Living/Dining	4.88 x 4.96	16'1" x 16'3"
Kitchen	2.58 x 3.55	8'6" x 11'8"
WC	0.92 x 2.44	3'2" x 8'1"
Hall	1.17 x 2.88	3'10" x 9'5"

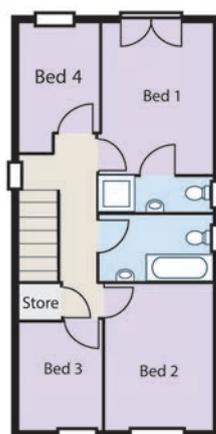


First Floor	m (max)	ft in (max)
Bed 1	2.85 x 3.98	9'4" x 13'7"
Ensuite	2.85 x 0.92	9'4" x 3'2"
Bed 2	2.63 x 3.42	8'7" x 11'3"
Bed 3	2.15 x 2.32	7'1" x 7'7"
Bathroom	1.92 x 2.66	6'4" x 8'7"

Plot 11



Ground Floor	m (max)	ft in (max)
Living/Dining	4.91 x 6.74	16'1" x 22'1"
Kitchen	2.61 x 3.24	8'7" x 10'8"
WC	0.92 x 2.47	3'0" x 8'1"
Hall	1.17 x 3.17	3'10" x 10'5"



First Floor	m (max)	ft in (max)
Bed 1	2.83 x 3.91	9'3" x 12'10"
Ensuite	2.91 x 0.90	9'7" x 2'11"
Bed 2	2.72 x 3.72	8'11" x 12'2"
Bed 3	2.09 x 2.72	6'10" x 8'11"
Bed 4	1.97 x 3.29	6'6" x 10'9"
Bathroom	2.91 x 1.70	9'7" x 5'7"

With playing fields to two sides of the development, off street parking and rear gardens, Hulton Meadows is definitely a family friendly location.

There are several Ofsted rated Good and Outstanding primary schools within a mile radius of the development, along with all the local amenities such as shops and healthcare facilities. Deane Golf Club is just a short stroll away.

The site is 2 miles south-west of Bolton town centre. With the M61 motorway just one mile away, this development has fantastic road access to Manchester and the North West.



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