

# The Oakwood

Four bedroom home

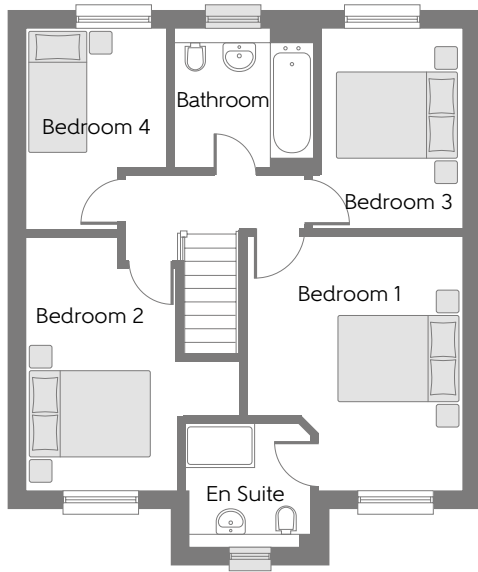
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Bellway Homes Limited (Manchester Division)  
304 Bridgewater Place, Birchwood,  
Warrington, Cheshire WA3 6XG

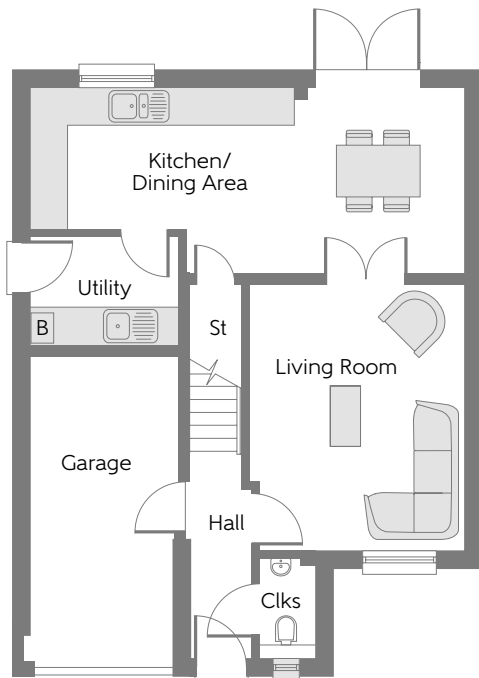
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**Bellway**



### First Floor

Bedroom 1	4.230m (max)	3.548m (max)	13'11" (max)	x	11'8" (max)
En Suite	2.105m (max)	2.084m (max)	6'11" (max)	x	6'10" (max)
Bedroom 2	4.244m (max)	2.457m (max)	13'11" (max)	x	8'1" (max)
Bedroom 3	3.275m (max)	2.360m (min)	10'9" (max)	x	7'9" (min)
Bedroom 4	3.261m (max)	2.305m (max)	10'8" (max)	x	7'7" (max)
Bathroom	2.295m (max)	2.276m (max)	7'6" (max)	x	7'6" (max)



### Ground Floor

Kitchen/Dining Area	7.146m (max)	3.017m (max)	23'5" (max)	x	9'11" (max)
Living Room	4.432m (max)	3.563m (max)	14'6" (max)	x	11'8" (max)
Utility	2.400m (max)	1.760m (max)	7'10" (max)	x	5'9" (max)
Cloakroom	1.707m (max)	0.910m (max)	5'7" (max)	x	2'10" (max)

**B** Boiler    Clks Cloakroom    St Store

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 180904/04/18. The Oakwood.