



# THE OAK

## 3 Bedroom home

### Ground floor

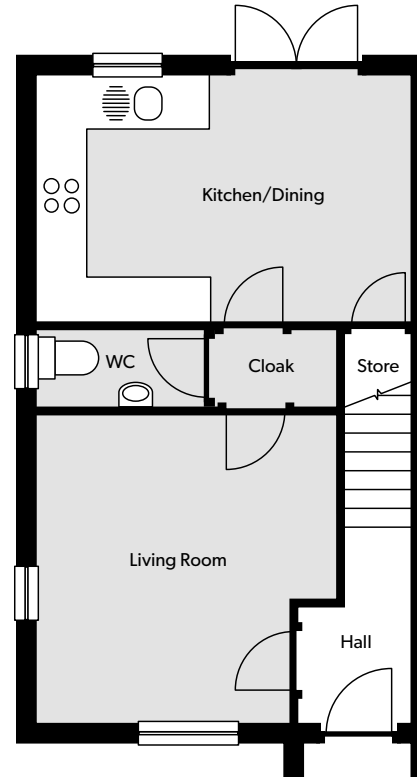
Kitchen/Dining	4980 x 3285mm	(16' 4" x 10' 9")
WC	2264 x 1000mm	(7' 5" x 3' 3")
Living Room	3997 x 4073mm	(13' 1" x 13' 4")

### First floor

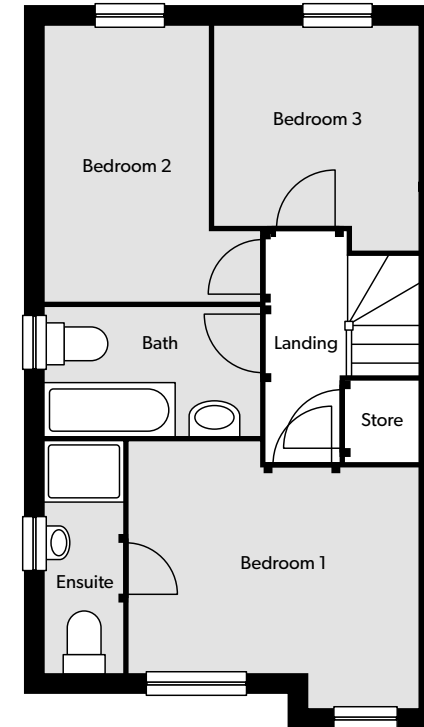
Bedroom 1	3870 x 3460mm	(12' 8" x 11' 4")
Ensuite	995 x 3000mm	(3' 3" x 9' 10")
Bedroom 2	2760 x 3655mm	(9' 1" x 11' 11")
Bedroom 3	2720 x 2970mm	(8' 11" x 9' 8")
Bathroom	1700 x 2795mm	(5' 6" x 9' 2")
Total	87.3m <sup>2</sup>	



A ONE LIVING DEVELOPMENT BY **one manchester**



Ground floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Floor plans and CGI images shown are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. These are maximum measurements where relevant. Disclaimer: any internal images used are from another One Living by One Manchester development – The Aaben.

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## House specification



### Kitchen

- Kitchen units and worktops
- Non Slip Vinyl flooring
- Integrated double stainless steel oven
- Hob and integrated extractor
- Integrated Fridge Freezer
- Glass splashback
- Chrome downlights LED
- White sockets above worktop

### Bedroom

- TV point in all bedrooms
- Telephone point in master bedroom

### Living room

- TV point
- Telephone point
- Media plate

### Bathroom

- White bathroom suite with over-bath shower and shower screen
- Johnson Tiles ceramic tiling
- Non Slip Vinyl flooring
- Heated towel rail
- Dome light fitting

### Outside

- Allocated off-road parking
- Turfed rear gardens

### General

- UPVC double glazing
- Stainless steel door furniture
- Smoke detectors
- 12 year NHBC warranty

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