



# OAKLANDS

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LOWTON

Wiggett Homes is delighted to present Oaklands at Lowton.  
This beautiful development comprises 6, two-bedroom  
apartments and 19, three & four bedroom homes,  
in a mixture of detached and semi-detached styles.

WIGGETT  
• HOMES •

# OUT AND ABOUT

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Oaklands is located under a mile from the A580 East Lancashire Road, providing direct access to two fabulous cities: Manchester and Liverpool. The M6 links you to Preston, Lancaster and Warrington, and you'll find Leigh, Wigan and St. Helens close by, providing a great range of shopping, restaurants, and leisure options. Highly rated local restaurants include The Lounge, a Miller & Carter Steakhouse and The Courtyard Bistro.

For outdoor pursuits and a healthy lifestyle there are plenty of options nearby. The closest are the 'Gym Etc.' opposite the development, and

Hesketh Meadow playing fields, which has full sized and mini soccer grass pitches. Pennington Flash local nature reserve is part of an impressive country park, perfect for weekend walks and exploring, with picnic areas, playgrounds, and fishing. Pennington Golf Course and Haydock Park Golf Course are both 5 minutes' drive away.

There are a good selection of nurseries and schools with Ofsted 'Good' and 'Outstanding' ratings in the area, making this a great destination for families to settle. Contact us today to find out more about this exciting new development.





  
OAKLANDS

# OAKLANDS SPECIFICATION

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## WARRANTY

- 10 year NHBC Buildmark Warranty

## ENERGY CONSCIOUS COMFORT

- UPVC double glazed windows
- Gas-fired combi boiler
- Energy efficient lighting
- Compact radiators

## SAFETY AND SECURITY

- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors (where required)
- Mains powered smoke detectors
- Mains powered carbon monoxide detector to kitchen
- Front exterior light

## GENERAL

- Fitted wardrobes to primary bedroom
- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Quality internal timber doors with stylish handles
- Ample electrical sockets
- Polished chrome finish to sockets to kitchen counter, white plastic sockets and switch faceplates elsewhere. USB charging point to kitchen, lounge and primary bedroom
- TV point to lounge and primary bedroom
- Telephone point to lounge and primary bedroom

## EXTERNAL

- Landscaped front garden
- Rotovated rear garden
- 1.8m timber fence to rear garden and sides, with gate

## KITCHEN

- Choose from a selection of custom designed kitchen styles and quality work surfaces, please see your Sales Consultant for more details\*
- Upstands to worktops
- Kitchen units with soft closers
- Stainless steel 1 ½ bowl sink
- Fully integrated appliances, where applicable (dishwasher, washing machine, fridge freezer)
- Double electric oven, to all 4 bed plots
- Single electric oven, to all 2/3 bed plots
- Gas hob
- Stainless steel splash back to hob
- Under wall unit lighting
- Chrome LED downlights

## BATHROOM, EN-SUITE AND CLOAK ROOM

- To en-suite: Full height tiling to shower enclosure, splash back tiling to sink
- To family bathroom: Half height tiling to bath area and splash back tiling to sink
- Where no en-suite: Full height tiling to bath area, over-bath shower with glass screen & splash back tiling to sink
- Tiled splash back to cloak room
- White Villeroy & Boch porcelain sanitaryware
- Where no en-suite: Over the bath shower in family bathroom, with glass screen
- Chrome towel heaters
- Dual voltage shaver socket to en-suite
- Chrome LED downlights

\*Choices and upgrades are only available subject to construction stage of the property. This specification applies to a majority of plots and appliances and is dependent on house type design. Wiggitt Homes reserves the right to amend the specification without prior notification. Please check individual plots specification and build stage with your Sales Consultant.

# HOME OPTIONS

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Once you've reserved your home, we will invite you to a Welcome Meeting. It's here you can discuss all the ways you can personalise your home with your Sales Consultant\*. From kitchen style, colour and finish to bathroom upgrade options, electrical additions and finishing touches. We can help you make every part of your home just right for you.

\*Choices and upgrades are only available subject to construction stage of the property.

# CUSTOMER SERVICE

We will endeavour to make your home buying experience enjoyable and informative every step of the way. If you have any questions or queries during the sale and purchase of your new home, please contact your Sales Consultant directly.

Wiggett Homes complies with the Consumer Code for Home Builder's Requirements. The Code gives protection and rights to purchasers of new homes and was developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Find out more at:

[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

All properties are built in accordance with all relevant planning and building regulations and come complete with an NHBC Buildmark Warranty, which provides protection against any defects or damage covered by the policy for 10 years.



Raising Standards. Protecting Homeowners



# OAKLANDS, LOWTON

**THE CALDERDALE**  
3 BEDROOM HOME

**THE PENNINE**  
4 BEDROOM HOME

**THE PRESTWICH**  
4 BEDROOM HOME

**THE THORNLEY**  
3 BEDROOM HOME

**THE CALDERDALE B**  
3 BEDROOM HOME

**THE HEATON**  
3 BEDROOM HOME

**APARTMENT BLOCK**  
2 BEDROOM APARTMENTS



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to your Sales Consultant.



# A NAME YOU CAN TRUST

The Wiggett Group was founded in 1979; and since then, has established itself as a family run business with a team of dedicated, long standing staff members.

Wiggett Homes is the private residential development side of the business, providing beautiful homes to a range of people, including first time buyers, families, and down sizers. The sites we develop usually consist of between 10 - 100 homes, and at many sites local, natural

materials are used, to complement their surroundings. We design our developments with a neighbourhood feel in mind, as we know how important placemaking is to help you feel at home from the day you move in.

We strive to create well designed homes, that suit a range of needs, including the evolving lifestyles of the modern homeowner. It is important to us that the fixtures and fittings, craftsmanship and the materials used are always high quality.



WIGGETT

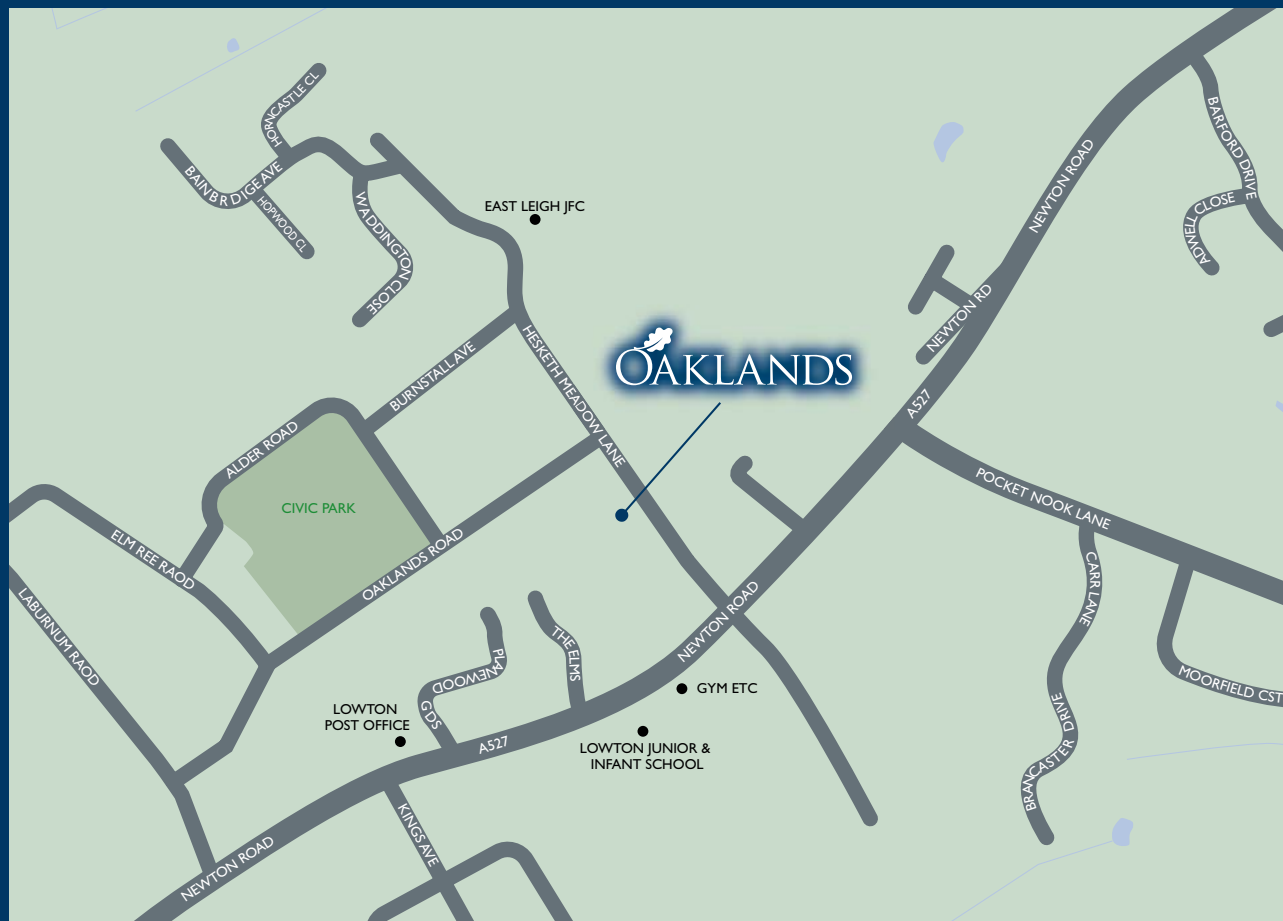
# YOUR DESTINATION

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