



MCDERMOTT & CO

THE PROPERTY AGENTS



£750,000

The Maple, Plot 27 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

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Bluebell Meadows, nestled within the idyllic setting of Woodhouses village surrounded by the serene beauty of Blue Bell Woods. Plenty to offer in terms of schools, pubs, restaurants, golf clubs & much more. Escape to the surrounding areas & witness the breath taking landscapes of the Peak District National Park. Picturesque countryside surrounds this quaint village doubled with the vibrant energy of Manchester just 5 miles away, it really does offer both the countryside & city life on your doorstep.

The exquisite development situated in a serene enclave, with 27 modern and luxurious homes, this tranquil haven is perfect for young professionals & families, Bluebell woods is a community where people can enjoy high quality living & beauty of nature combined.

Phase 1 consists of : Plot 1 'The Cherry'. Plots 2 & 3 'The Beech', Plots 4,5,7 & 8 'The Birch' Plot 6 'The Hazel', plots 24 & 27 'The Maple' & Plots 25 & 26 'The Olive' estimated completion date Spring 2025.

Entrance Hall

Lounge

12'3 x 22'1 (3.73m x 6.73m)

Kitchen

11'4 x 13'0 (3.45m x 3.96m)

Dining Area

15'0 x 9'1 (4.57m x 2.77m)

Downstairs WC

3'0 x 5'0 (0.91m x 1.52m)

Utility Room

5'10 x 9'9 (1.78m x 2.97m)

Stairs to First Floor

Bedroom Two

12'6 x 13'1 (3.81m x 3.99m)

Bedroom Three

11'0 x 13'9 (3.35m x 4.19m)

Bedroom Four

7'12'6 x 8'8 (2.13m x 2.64m)

Family Bathroom

6'5 x 8'0 (1.96m x 2.44m)

Stairs to Second Floor

Principal Bedroom

10'11 x 14'11 (3.33m x 4.55m)

Dressing Area

6'5 x 5'1 (1.96m x 1.55m)

En-Suite

12'5 x 8'8 (3.78m x 2.64m)

Snug

12'5 x 5'11 (3.78m x 1.80m)

External

RESERVATION

Contact our dedicated team to discuss the reservation process and fee applicable per plot.

Your Specification as Standard

Construction

- *concrete reinforced foundations
- *suspended concrete insulated ground floors
- *traditional construction masonry walls with high level insulation
- *exterior treatments of mixed multi tumble faced brickwork
- *strong traditional stonework
- *accent render elevations
- *smooth stonework contrasting features to facades

*roof finishes fibre cement slate effect tiles

External Finishes

- *block paved driveways
- * block paved or flagged patio areas & paths
- *turfed area to rear gardens
- *light & power to garage
- *external wall mounted lights to front & rear of property
- *timber fencing to rear & dividing boundaries

Windows & Doors

- *windows to be high efficiency uPVC double glazed units anthracite grey exterior white interior finish
- *front door to be composite doors insulated with a multi point locking system
- *aluminium bi-folding doors to rear of units where indicated
- *steel or composite up & over garage doors where indicated
- *internal doors to be modern white doors with brushed chrome finished ironmongery

Floor Finishes

- *wood effect floor finishes to ground floor for warm modern feel
- *carpet finishes to stairs, landing and all bedrooms
- *ceramic tile flooring to bathroom and en-suites

Decorative Finishes

- *clean modern plastered wall finishes in fresh modern colour scheme
- *smooth ceilings throughout finished with white emulsion
- *woodwork to be painted white for clean look
- *square cut skirting boards & architraves

Kitchens

- *stylish modern kitchens featuring high gloss handleless doors with soft close mechanism
- *solid surface worktop with matching upstands with glass or tiled splash back to hob area
- *energy efficient A rated appliances
- *induction hob
- *stainless steel 1.5 bowl sink with chrome mixer tap
- *kitchen style and specification may vary depending on house type and layout, please speak with us for further information

Utility Room

- *stylish modern kitchen units
- *solid composite worktops
- *stainless steel bowl sink with chrome mixer tap
- *style and specification may vary depending on house type and layout, please speak with us for further information

Bathrooms & En-suites

- *contemporary white sanitary ware with stylish chrome or black mixer taps & showers
- *back to wall WC with concealed cistern eco flush & soft close seats
- *full height tiling to shower areas
- *low profile shower trays & glass shower screens
- *heated chrome / black towel rails
- *ceramic tiled flooring & part height to main areas

Heating & Water

Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
92-101 A		
81-91 B		
69-80 C		
55-65 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Planned
Very environmentally friendly - lower CO ₂ emissions		
102-110 A		
81-101 B		
69-80 C		
55-65 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		