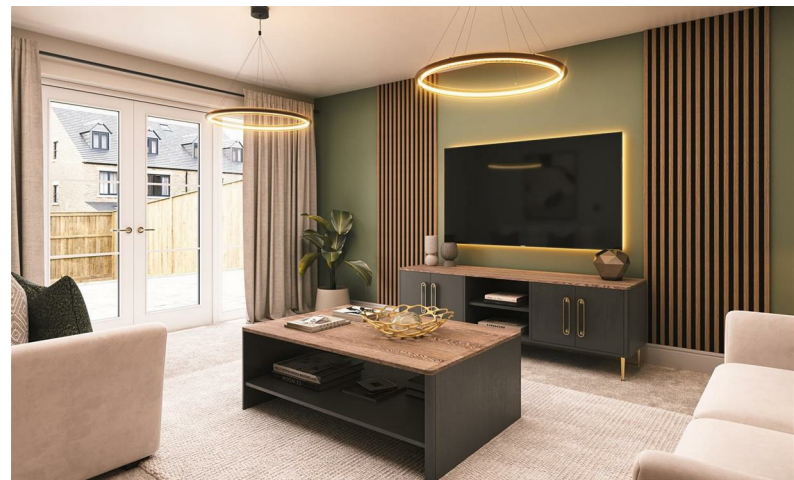




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£1,100,000**

The Cherry, Plot 1 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

# The Cherry, Plot 1 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

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.

Plot 1 'The Cherry' this unique plot boasts a 5 double bedroom detached property with an internal living area of 2919.06 sqft. Set over 2 floors the stunning & superior dwelling consists of double garage, open plan kitchen/living/dining, snug, study, utility, boot room, downstairs WC, to the first floor Principal bedroom & en-suite, bedroom 2 & en-suite, bedroom 3, bedroom 4 and bedroom 5 & family bathroom.

## Entrance Hall

- \*Stairs off
- \*wood effect floor finishes to ground floor for warm modern feel
- \*under floor heating
- \*white LED downlights

## Study

- 11'8 x 10'10 (3.56m x 3.30m)
- \*wood effect floor finishes to ground floor for warm modern feel
- \*under floor heating

## Boot Room

- 8'9 x 4'11 (2.67m x 1.50m)
- \*wood effect floor finishes to ground floor for warm modern feel
- \*under floor heating

## Downstairs WC

- 7'8 x 3'3 (2.34m x 0.99m)
- \*contemporary white sanitary ware with stylish chrome or black taps
- \*back to wall WC with concealed cistern eco flush & soft close seats
- \*ceramic tiled flooring & part height to main areas
- \*under floor heating
- \*white LED downlights

## Snug

- 15'7 x 12'8 (4.75m x 3.86m)
- \*wood effect floor finishes to ground floor for warm modern feel
- \*under floor heating

## Lounge / Kitchen / Dining

- 26'8 x 24'10 (8.13m x 7.57m)
- \*wood effect floor finishes to ground floor for warm modern feel
- \*under floor heating
- \*tv point to lounge and kitchen areas
- \*telephone point to lounge and kitchen areas
- \*pendant lighting to lounge & dining areas
- \*white LED downlights to kitchen area
- \*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

- 8'9 x 10'9 (2.67m x 3.28m)
- \*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
- \*white LED downlights
- \*mechanical ventilation

## Double garage

- 19'7 x 19'7 (5.97m x 5.97m)
- \*steel or composite up & over garage doors where indicated
- \*light & power to garage

## First floor landing

- \*carpet finish
- \* pendant lighting

## Principal Bedroom

- 14'7 x 12'9 (4.45m x 3.89m)
- \*carpet finish
- \*pendant lighting
- \*tv point
- \*telephone point

## En-Suite

- 6'2 x 10'2 (1.88m x 3.10m)
- \*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
- \*mechanical ventilation

## Bedroom Two

- 11'4 x 17'11 (3.45m x 5.46m)
- \*carpet finish
- \*pendant lighting

## En-Suite

- 4'11 x 14'2 (1.50m x 4.32m)
- \*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
- \*mechanical ventilation

## Bedroom Three

- 12'8 x 10'4 (3.86m x 3.15m)
- \*carpet finish
- \*pendant lighting

## Bedroom Four

- 10'6 x 14'0 (3.20m x 4.27m)
- \*carpet finish
- \*pendant lighting

## Bedroom Five

- 10'10 x 10'8 (3.30m x 3.25m)
- \*carpet finish
- \*pendant lighting

## Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
92-91% <b>A</b>		
81-91% <b>B</b>		
69-80% <b>C</b>		
55-64% <b>D</b>		
49-54% <b>E</b>		
45-48% <b>F</b>		
39-44% <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-91% <b>A</b>		
81-91% <b>B</b>		
69-80% <b>C</b>		
55-64% <b>D</b>		
49-54% <b>E</b>		
45-48% <b>F</b>		
39-44% <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		