



MCDERMOTT & CO

THE PROPERTY AGENTS



£495,000

The Beech, Plot 3 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 & 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

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

Lounge / Dining

- 18'10 x 14'4 (5.74m x 4.37m)
- *wood effect floor finishes to ground floor for warm modern feel
- *under floor heating
- *tv point to lounge area
- *telephone point to lounge area
- *pendant lighting to lounge & dining areas

Kitchen / Breakfast Room

- 11'6 x 15'1 (3.51m x 4.60m)
- *wood effect floor finishes to ground floor for warm modern feel
- *under floor heating
- *tv point to kitchen area
- *telephone point to kitchen area
- *pendant lighting 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

Downstairs WC

- 4'8 x 6'1 (1.42m x 1.85m)
- *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

First Floor landing

- *carpet finish
- * pendant lighting

Bedroom Two

- 11'3 x 13'3 (3.43m x 4.04m)
- *carpet finish
- * pendant lighting

Bedroom Three

- 11'3 x 12'5
- *carpet finish
- * pendant lighting

Bedroom Four

- 9'2 x 12'11 (2.79m x 3.94m)
- *carpet finish
- * pendant lighting

Family Bathroom

- 7'1 x 6'4 (2.16m x 1.93m)
- *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

Stairs to Second Floor

- *carpet finish
- * pendant lighting

Principal Bedroom

- 16'7 x 13'1 (5.05m x 3.99m)
- *carpet finish
- *pendant lighting
- *tv point
- *telephone point

Principal Bathroom

- 7'5 x 12'11 (2.26m x 3.94m)
- *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

External

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

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

Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
92-91% 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		
92-91% A		
81-91% 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		