



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£515,000**

The Birch, Plot 7 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

# The Birch, Plot 7 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 & 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

Wood effect flooring, neutral decor.

## Lounge/Diner

18'10 x 14'4 (5.74m x 4.37m)

Wood effect flooring, neutral decor.

## Kitchen/Diner

11'6 x 15'1 (3.51m x 4.60m)

Wood effect flooring, neutral decor, modern kitchen featuring high gloss wall and base units with solid surface worktop with matching upstands, stainless steel 1.5 bowl with mixer tap, splashbacks to hob area, stainless steel effect multi-function oven and extractor over separate microwave, integrated fridge freezer, integrated dishwasher.

## Downstairs WC

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

Ceramic tile flooring, two piece contemporary suite in white comprising of wc and sink, heated towel rail, neutral decor.

## Stairs to First Floor

Carpeted, neutral decor.

## Bedroom Four

9'2 x 12'11 (2.79m x 3.94m)

Carpeted, neutral decor.

## Bedroom Two

11'3 x 13'3 (3.43m x 4.04m)

Carpeted, neutral decor.

## Bedroom Three

11'3 x 12'5 (3.43m x 3.78m)

Carpeted, neutral decor.

## Family Bathroom

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

Ceramic tile flooring, three piece contemporary suite in white comprising of wc, sink, shower over bath, heated towel rail, neutral decor.

## Stairs to Second Floor

Carpeted, neutral decor.

## Principal Bedroom

16'7 x 14'3 (5.05m x 4.34m)

Carpeted, neutral decor.

## Principal Bathroom

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

Ceramic tile flooring, three piece contemporary suite in white comprising of wc, sink, shower over bath, heated towel rail, neutral decor.

## External

Block paved driveway, turfed area to rear garden.

## 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

## 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>			
39-54% <b>E</b>			
21-38% <b>F</b>			
1-20% <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>			
39-54% <b>E</b>			
21-38% <b>F</b>			
1-20% <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	