



MCDERMOTT & CO

THE PROPERTY AGENTS



£750,000

The Maple, Plot 24 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

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

12'6 x 8'8 (3.81m x 2.64m)

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 8'8 (3.78m x 2.64m)

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

*energy efficient sustainable air source heat pumps

*under floor heating to ground floor areas

*thermostatically controlled modern white radiators to upper floors

Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
92-100 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		