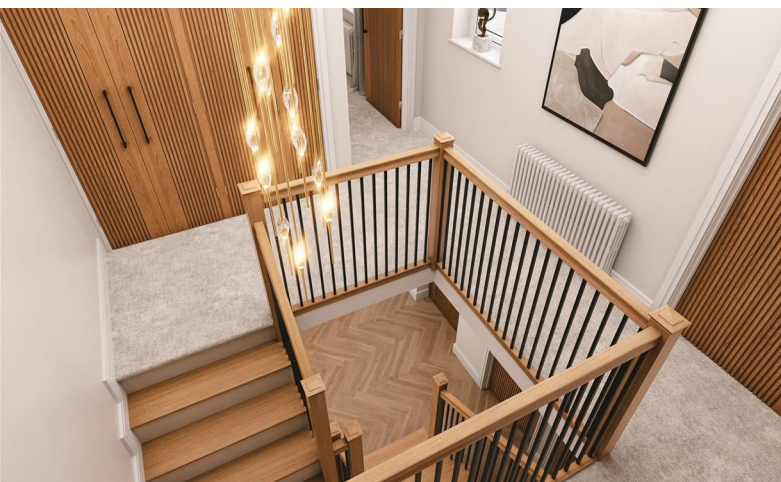




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£495,000**

The Beech, Plot 2 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9JA

# The Beech, Plot 2 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

- \*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 (3.43m x 3.78m)
- \*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% <b>A</b>		
89-81% <b>B</b>		
81-69% <b>C</b>		
69-55% <b>D</b>		
55-49% <b>E</b>		
49-45% <b>F</b>		
45-39% <b>G</b>		
39-35% <b>G</b>		
Below 35% <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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>		
89-81% <b>B</b>		
81-69% <b>C</b>		
69-55% <b>D</b>		
55-49% <b>E</b>		
49-45% <b>F</b>		
45-39% <b>G</b>		
Below 39% <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		