



MCDERMOTT & CO
THE PROPERTY AGENTS



£529,500

The Oak, Plot 14 Bluebell Meadows, Woodhouses Village, 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.

'The Oak' Plots 9 - 14 boast 4 double bedroom semi detached properties with an internal living area of 1674.1 sqft, Set over 3 floors the stunning dwelling consists of open plan living/dining / kitchen, separate utility

Entrance Hall

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

Downstairs WC

- 4'0 x 5'5 (1.22m x 1.65m)
- *contemporary white sanitary ware with stylish chrome or black taps
- *back to wall WC with concealed cistern eco flush & soft close seats
- *cermaic tiled flooring & part height to main areas
- *under floor heating
- *white LED downlights

Open Plan Lounge / Dining / Kitchen

- *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
- *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

Utility Room

- *wood effect floor finishes to ground floor for warm modern feel
- *under floor heating
- *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

Stairs & First Floor Landing

- *carpet finish
- *pendant lighting

Bedroom One

- 17'5 x 12'4 (5.31m x 3.76m)
- *rear facing
- *carpet finish
- *pendant lighting

Family bathroom

- 9'8 x 6'2 (2.95m x 1.88m)
- *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
- *cermaic tiled flooring & part height to main areas
- *mechanical ventilation

Bedroom Two

- 17'5 x 11'6 (5.31m x 3.51m)
- *front facing
- *carpet finish
- *pendant lighting

Stairs & Second Floor Landing

- *carpet finish
- *pendant lighting

Bedroom Three

- 17'5 x 8'2 (5.31m x 2.49m)
- *rear facing
- *carpet finish
- *pendant lighting

En-Suite

- 9'1 x 3'7 (2.77m x 1.09m)
- *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
- *cermaic tiled flooring & part height to main areas
- *mechanical ventilation

Bedroom Four

- 17'5 x 8'2 (5.31m x 2.49m)
- *front facing
- *carpet finish
- *pendant lighting

En-Suite

- 9'1 x 3'7 (2.77m x 1.09m)
- *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
- *cermaic 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

Directions

