MCDERMOTT & CO

THE PROPERTY AGENTS





£650,000

The Hazel, Plot 6 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

The Hazel, Plot 6 Bluebell Meadows, Woodhouses Village, Failsworth, Manchester, M35 9UA

SHOW HOMES AVAILABLE CALL US NOW TO BOOK YOUR VIEWING *4 BED SEMIS *4 BED DETACHED *5 BED DETACHED
PHASE ONE PLOTS 1-8 AVAILABLE TO MOVE INTO NOW
HUGE INCENTIVES AVAILABLE ON PHASE ONE PLOTS INCLUDING 100% STAMP DUTY PAID FOR FTB* STAMP DUTY CONTRIBUTION FOR ALL BUYERS *100% LEGAL FEES PAID OPTION *FULLY FURNISHED *FITTED WARDROBES
CALL MCDERMOTT & CO NOW TO DISCUSS OUR TAILORED INCENTIVES SCHEME
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.

Entrance Hall
Wood effect flooring, neutral decor.

Lounge/Study
10'11 x 22'0 (3.33m x 6.71m)
Wood effect flooring, neutral decor.

Kitchen
10'9 x 9'8 (3.28m x 2.95m)
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.

Dining
10'10 x 22'0 (3.30m x 6.71m)
Wood effect flooring, neutral decor.

Utility Room
7'8 x 4'11 (2.34m x 1.50m)

Downstairs WC
3'10 x 6'4 (1.17m x 1.93m)

Stairs to First Floor

Principal Bedroom
11'1 x 15'7 (3.38m x 4.75m)

En-Suite
7'9 x 4'11 (2.36m x 1.50m)

Dressing Room
8'0 x 9'7 (2.44m x 2.92m)

Bedroom Two
12'1 x 12'8 (3.68m x 3.86m)

Bedoom Three
12'0 x 8'11 (3.66m x 2.72m)

Bathroom
9'7 x 6'0 (2.92m x 1.83m)

Stairs to Second Floor

Bedroom Four
11'2 x 12'2 (3.40m x 3.71m)

Study
9'2 x 12'2 (2.79m x 3.71m)

Shower Room
8'9 x 3'4 (2.67m x 1.02m)

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

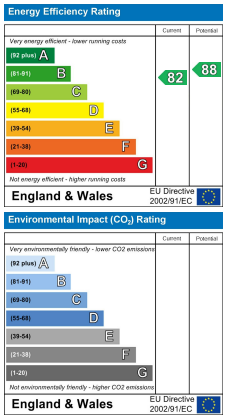
Floor Finishes
*wood effect floor finishes to ground floor for warm modern feel
*carpet finishes to stairs, landing and all bedrooms
*ceramic tile flooring to bathroom and en-suites

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

Directions



93 Chew Valley Road, Greenfield, Saddleworth, OL3 7JJ
Tel: 01457 359847 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk