



MCDERMOTT & CO
THE PROPERTY AGENTS



£695,000

The Olive, Plot 25 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.

Plot 25 'The Olive' boasts a 4 bedroom detached property with an internal living area of 1656.99 sqft. Set over 3 floors the stunning and superior dwelling consists of living room, open plan kitchen/dining, utility, downstairs WC, to the first floor Principle bedroom with en-suite, bedrooms 2, 3 and 4 and family bathroom. To the second floor is a office and separate TV room both could be used as further bedrooms.

Entrance Hall

Lounge
10'3 x 22'9 (3.12m x 6.93m)

Kitchen/Diner
11'2 x 21'7 (3.40m x 6.58m)

Downstairs WC
5'10 x 4'7 (1.78m x 1.40m)

Utility
6'6 x 4'7 (1.98m x 1.40m)

Stairs to First Floor

Principal Bedroom
11'4 x 11'3 (3.45m x 3.43m)

En-suite
7'0 x 5'8 (2.13m x 1.73m)

Bedroom Two
10'4 x 11'3 (3.15m x 3.43m)

Bedroom Three
12'11 x 11'1 (3.94m x 3.38m)

Bedroom Four
7'7 x 10'0 (2.31m x 3.05m)

Family Bathroom
7'8 x 6'2 (2.34m x 1.88m)

First Floor Landing
Stairs off to second floor

Office
11'3 x 10'9 (3.43m x 3.28m)

TV Room
7'5 x 10'9 (2.26m x 3.28m)

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
 - *cermaic tiled flooring & part height to main areas

- Heating & Water
- *energy efficient sustainable air source heat pumps
 - *under floor heating to ground floor areas

Directions

