



MCDERMOTT & CO

THE PROPERTY AGENTS



£695,000

The Olive, Plots 25 & 26 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.

Plots 25 & 26 'The Olive' boasts 4 double 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.

PLOT 25

PLOT 26

Entrance Hallway

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 5'8 (1.98m x 1.73m)

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 1'0'0 (2.31m x 0.30m/0.00m)

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

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

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 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	Potential
Very environmentally friendly - lower CO ₂ emissions		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		