



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£485,000**

Bluebell Meadows Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

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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.

## SHOW HOME NOW AVAILABLE

Should you wish to view one of our stunning show homes, please contact our dedicated sales team who will be happy to arrange an appointment at your convenience.

## 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

\*ceramic tiled flooring & part height to main areas

### Heating & Water

\*energy efficient sustainable air source heat pumps

\*under floor heating to ground floor areas

\*thermostatically controlled modern white radiators to upper floors

\*heated towel rails to bathrooms & en-suites

### Electrical

\*white electrical sockets & switches throughout

\*white LED downlights to entrance hall, kitchen, bathrooms & en-suites

\*pendant lights to living room, dining room, landing and all bedrooms

\*tv points to living room, kitchen and principal bedroom

\*fibre connection infrastructure & tv aerial install in loft space

\*mechanical ventilation to bathrooms, en-suites & utility rooms

\*main supply heat and smoke detection

## Warranty

10 Year structural warranty.

## Disclaimer

\*Full specification available on request. 10 year Structural warranty with all plots.

\*incentives available on select plots for a limited period subject to terms and conditions

\*\*internal CGI shown (computer generated images) feature the premium specification which is available at an extra cost, please speak to us for more information.

\*\*kitchen & utility style and specification may vary depending on house type and layout, please speak with us for further information

\*\*All images are for illustrative purposes only. All images, photographs and dimensions are not intended to be relied upon, nor to form part of any contract unless specifically incorporated in writing into the contract.

## Tenure

The developer has confirmed that all plots are Freehold.

## Stamp Duty

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

## Directions

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