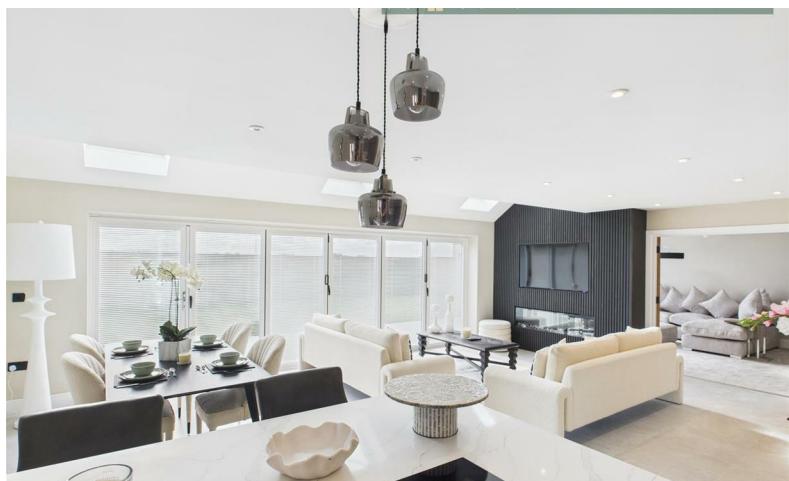
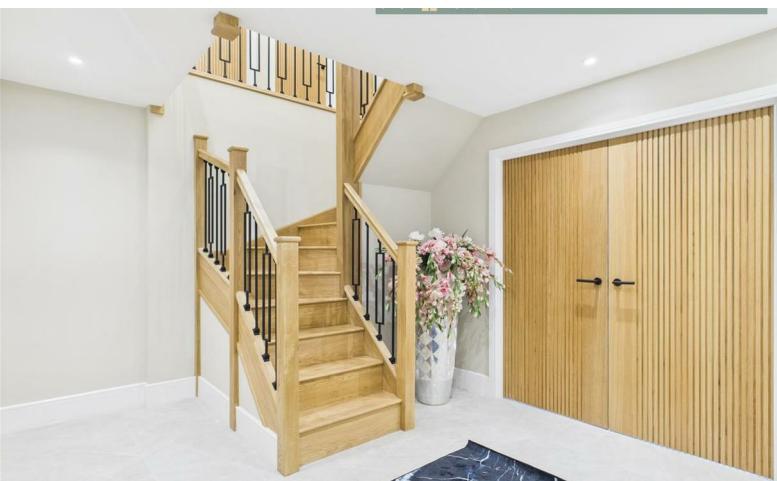




MCDERMOTT & CO
THE PROPERTY AGENTS



£995,000

The Cherry, Plot 1 Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

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STAMP DUTY PAID* & HUGE INCENTIVES ON SELECT PLOTS*

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.

'The Cherry' a unique and beautiful plot is ready to move into now and is offered on a fully furnished basis boasting a 5 double bedroom substantial detached home with an internal living area of 2919.06 sqft. Set over 2

Entrance Hall

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

Feature Stair Case

Oak Stair Case leading to first floor landing.

Study

11'8 x 10'10 (3.56m x 3.30m)
*wood effect floor finishes to ground floor for warm modern feel
*under floor heating

Boot Room

8'9 x 4'11 (2.67m x 1.50m)
*wood effect floor finishes to ground floor for warm modern feel
*under floor heating

Downstairs WC

7'8 x 3'3 (2.34m x 0.99m)
*contemporary white sanitary ware with stylish chrome or black taps
*back to wall WC with concealed cistern eco flush & soft close seats
*ceramic tiled flooring & part height to main areas
*under floor heating
*white LED downlights

Snug

15'7 x 12'8 (4.75m x 3.86m)
*wood effect floor finishes to ground floor for warm modern feel
*under floor heating

Lounge / Kitchen / Dining

26'8 x 24'10 (8.13m x 7.57m)
*wood effect floor finishes to ground floor for warm modern feel
*under floor heating
*tv point to lounge and kitchen areas
*telephone point to lounge and kitchen areas
*pendant lighting to lounge & 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

8'9 x 10'9 (2.67m x 3.28m)
*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

*white LED downlights

*mechanical ventilation
*door out to side garden

Double garage

19'7 x 19'7 (5.97m x 5.97m)
*steel or composite up & over garage doors where indicated
*light & power to garage
*direct internal access to utility room

First floor landing

*carpet finish
* pendant lighting

Principal Bedroom

11'4 x 17'11 (3.45m x 5.46m)
*carpet finish
*pendant lighting
*tv point
*telephone point

Principle En-Suite

4'11 x 14'2 (1.50m x 4.32m)
*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
*mechanical ventilation

Bedroom Two

14'7 x 12'9 (4.45m x 3.89m)
*carpet finish
*pendant lighting

Bed Two En-Suite

6'2 x 10'2 (1.88m x 3.10m)
*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
*mechanical ventilation

Bedroom Three

12'8 x 10'4 (3.86m x 3.15m)
*carpet finish
*pendant lighting

Bedroom Four

10'6 x 14'0 (3.20m x 4.27m)
*carpet finish
*pendant lighting

Directions

