



MCDERMOTT & CO
THE PROPERTY AGENTS



£695,000

The Maple, Plot 27 Bluebell Meadows, Woodhouses Village, Failsworth, 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.

PLOT 24	*smooth stonework contrasting features to facades
PLOT 27	*roof finishes fibre cement slate effect tiles
Entrance Hall	
Lounge 12'3 x 22'1 (3.73m x 6.73m)	External Finishes
Kitchen 11'4 x 13'0 (3.45m x 3.96m)	*block paved driveways
Dining Area 15'0 x 9'1 (4.57m x 2.77m)	* block paved or flagged patio areas & paths
Downstairs WC 3'0 x 5'0 (0.91m x 1.52m)	*turfed area to rear gardens
Utility 5'10 x 9'9 (1.78m x 2.97m)	*light & power to garage
Stairs to First floor	*external wall mounted lights to front & rear of property
Bedroom Two 12'6 x 13'1 (3.81m x 3.99m)	*timber fencing to rear & dividing boundaries
Bedroom Three 11'0 x 13'9 (3.35m x 4.19m)	Windows & Doors
Bedroom Four 12'6 x 8'8 (3.81m x 2.64m)	*windows to be high efficiency uPVC double glazed units anthracite grey exterior white interior finish
Stairs to Second Floor	*front door to be composite doors insulated with a multi point locking system
Principal Bedroom 10'11 x 14'11 (3.33m x 4.55m)	*aluminium bi-folding doors to rear of units where indicated
Dressing Area 6'5 x 5'1 (1.96m x 1.55m)	*steel or composite up & over garage doors where indicated
En-Suite 12'5 x 8'8 (3.78m x 2.64m)	*internal doors to be modern white doors with brushed chrome finished ironmongery
Snug 12'5 x 8'8 (3.78m x 2.64m)	Floor Finishes
External	*wood effect floor finishes to ground floor for warm modern feel
RESERVATION Contact our dedicated team to discuss the reservation process and fee applicable per plot.	*carpet finishes to stairs, landing and all bedrooms
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	*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

Directions

