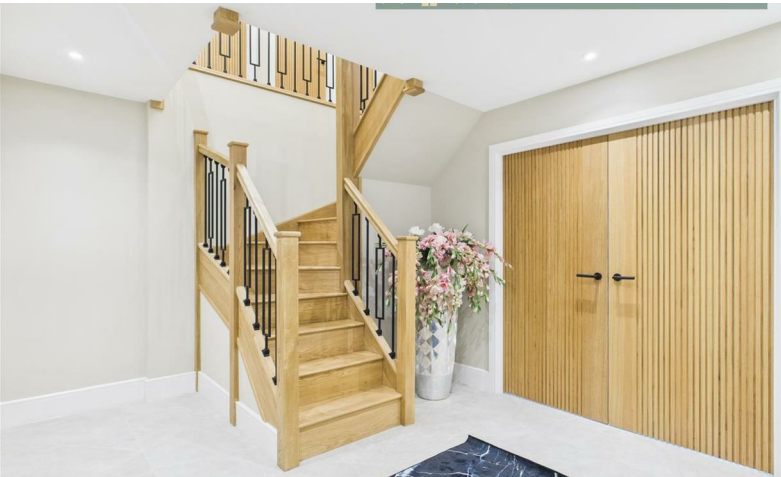




MCDERMOTT & CO

THE PROPERTY AGENTS



£995,000

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

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STAMP DUTY CONTRIBUTION & 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-65 D		
49-54 E		
45-48 F		
35-39 G		
Below 35 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		
55-65 D		
49-54 E		
45-48 F		
35-39 G		
Below 35 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		