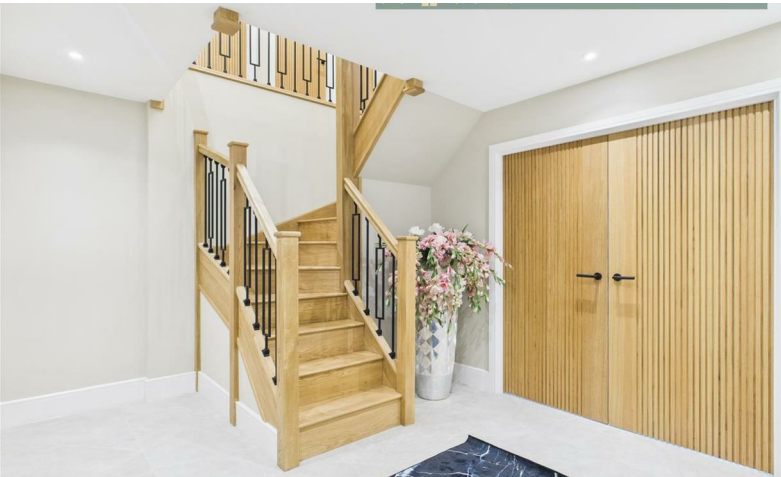




MCDERMOTT & CO

THE PROPERTY AGENTS



£995,000

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

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HUGE INCENTIVES PACKAGES ON PHASE ONE ONLY

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		
102-91% A		
91-81% B		
81-69% C		
69-55% D		
55-50% E		
50-38% F		
38-20% 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		
102-91% A		
91-81% B		
81-69% C		
69-55% D		
55-50% E		
50-38% F		
38-20% G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		