



MCDERMOTT & CO
THE PROPERTY AGENTS



£529,500

The Oak, Plot 14 Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

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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 & 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 Oak' Plots 9 - 14 boast 4 double bedroom semi detached properties with an internal living area of 1674.1 sqft, Set over 3 floors the stunning dwelling consists of open plan living/dining / kitchen, separate utility

Entrance Hall

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

Downstairs WC

4'0 x 5'5 (1.22m x 1.65m)
*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

Open Plan Lounge / Dining / Kitchen

*wood effect floor finishes to ground floor for warm modern feel
*under floor heating
*tv point to lounge area
*telephone point to lounge area
*pendant lighting to lounge & dining areas
*tv point to kitchen area
*telephone point to kitchen area
*pendant lighting 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 Room

*wood effect floor finishes to ground floor for warm modern feel
*under floor heating
*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

Stairs & First Floor Landing

*carpet finish
*pendant lighting

Bedroom One

17'5 x 12'4 (5.31m x 3.76m)
*rear facing
*carpet finish
*pendant lighting

Family bathroom

9'8 x 6'2 (2.95m x 1.88m)
*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

17'5 x 11'6 (5.31m x 3.51m)
*front facing
*carpet finish
*pendant lighting

Stairs & Second Floor Landing

*carpet finish
*pendant lighting

Bedroom Three

17'5 x 8'2 (5.31m x 2.49m)
*rear facing
*carpet finish
*pendant lighting

En-Suite

9'1 x 3'7 (2.77m x 1.09m)
*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 Four

17'5 x 8'2 (5.31m x 2.49m)
*front facing
*carpet finish
*pendant lighting

En-Suite

9'1 x 3'7 (2.77m x 1.09m)
*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

External

*block paved or flagged driveway
*block paved or flagged patio areas & paths
*turfed area to rear gardens
*external wall mounted lights to front & rear of property
*timber fencing to rear & dividing boundaries

Directions

