MCDERMOTT & CO

THE PROPERTY AGENTS

£485,000

The Beech, Plot 3 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.

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

Lounge / Dining
18'10 x 14'4 (5.74m x 4.37m)
*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

Kitchen / Breakfast Room
11'6 x 15'1 (3.51m x 4.60m)
*wood effect floor finishes to ground floor for warm modern feel
*under floor heating
*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

Downstairs WC
4'8 x 6'1 (1.42m x 1.85m)
*contemprary white sanitary ware with stylish chrome or black taps
*back to wall WC with concealed cistern eco flush & soft close seats
*cermaic tiled flooring & part height to main areas
*under floor heating
*white LED downlights

First Floor landing
*carpet finish
* pendant lighting

Bedroom Two
11'3 x 13'3 (3.43m x 4.04m)
*carpet finish
* pendant lighting

Bedroom Three
11'3 x 12'5
*carpet finish
* pendant lighting

Bedroom Four
9'2 x 12'11 (2.79m x 3.94m)
*carpet finish
* pendant lighting

Family Shoer room
7'1 x 6'4 (2.16m x 1.93m)
*contemprary 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
*mechanical ventilation

Stairs to Second Floor
*carpet finish
* pendant lighting

Principal Bedroom
16'7 x 13'1 (5.05m x 3.99m)
*carpet finish
*pendant lighting
*tv point
*telephone point

Principal Bathroom
7'5 x 12'11 (2.26m x 3.94m)
*contemprary 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
*mechanical ventilation

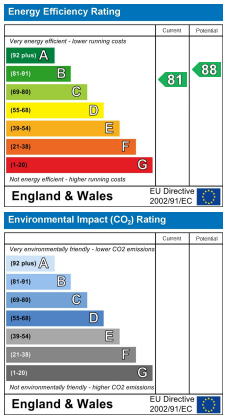
External
*block paved or flagged driveway
* block paved or flagged patio areas & paths
*turfed area to rear gardens
*external wall mounted lights to front & rear of property
*timber fencing to rear & dividing boundaries

RESERVATION
Contact our dedicated team to discuss the reservation process and fee applicable per plot.

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
*smooth stonework contrasting features to facades
*roof finishes fibre cement slate effect tiles

External Finishes
*block paved driveways
* block paved or flagged patio areas & paths

Directions



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