



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£485,000**

The Beech, Plot 2 Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

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SHOW HOME AVAILABLE CALL US NOW TO BOOK YOUR VIEWING

HUGE INCENTIVES AVAILABLE ON SELECT PLOTS FOR A LIMITED PERIOD INCLUDING STAMP DUTY CONTRIBUTION\* FULLY FURNISHED\* FREE SPECIFICATION UPGRADES\*

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.

## 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)
- \*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

## 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 (3.43m x 3.78m)
- \*carpet finish
- \*pendant lighting

## Bedroom Four

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

## Family Shower Room

- 7'1 x 6'4 (2.16m x 1.93m)
- \*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

## 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)
- \*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

## 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

| Energy Efficiency Rating  |         |         |
|---|---------|---------|
|   | Current | Planned |
| Very energy efficient - lower running costs                     |         |         |
| 92-91% <b>A</b>   |         |         |
| 81-91% <b>B</b>   |         |         |
| 69-80% <b>C</b>   |         |         |
| 55-64% <b>D</b>   |         |         |
| 39-54% <b>E</b>   |         |         |
| 21-38% <b>F</b>   |         |         |
| 1-20% <b>G</b>  |         |         |
| Not energy efficient - higher running costs                     |         |         |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |         |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |         |
|   | Current | Planned |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |         |
| 92-91% <b>A</b>   |         |         |
| 81-91% <b>B</b>   |         |         |
| 69-80% <b>C</b>   |         |         |
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| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |         |