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THE PROPERTY AGENTS







£529,500

The Oak, Plot 11 Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

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SHOW HOME AVAILABLE CALL US NOW TO BOOK YOUR VIEWING 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.

Estimated build completion June 2026 '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

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)
*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

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)
*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

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

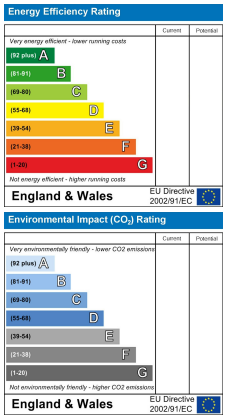
En-Suite
9'1 x 3'7 (2.77m x 1.09m)
*contemprary white sanitary ware with stylish chrome or black mixer taps & showers
*back to wall WC with concealed cistern eco flush & soft close seats
*full height tiling to shower areas
*low profile shower trays & glass shower screens
*heated chrome / black towel rails
*cermaic tiled flooring & part height to main areas
*mechanical ventilation

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)
*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

Directions



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