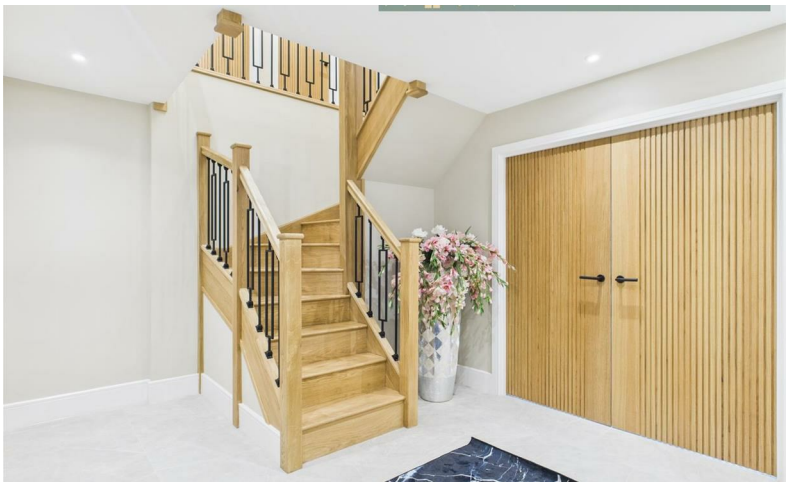
MCDERMOTT & CO

THE PROPERTY AGENTS





£995,000

The Rowan, Plot 17 Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

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We are proud to present plot 17 'The Rowan' The most premium plot of the development with magnificent views over farmland reaching across to Hartshead Pike.

Boasting a 5 double bedroom substantial detached home with an internal living area of 2919.06 sqft. Set over 2 floors the luxurious & superior dwelling consists of a large welcoming entrance hallway with showcase Oak staircase, open plan kitchen/living/dining with large bifold doors out to rear garden and velux roof windows providing a light and airy space perfect for entertaining, snug with bifold doors and velux roof windows provides a cosy chill out room, study, utility with direct access into the double garage and external door to side garden, good sized boot room, downstairs WC, to the first floor off the spacious landing you will find the Principal bedroom with en-suite, bedroom 2 with en-suite, bedroom 3, bedroom 4 and bedroom 5 & main family bathroom, built in storage to hallway.
Externally you are presented with large block paved driveway with gardens to front, side & rear, turfed area to rear, block paved or flagged patio areas, timber fencing to rear & dividing boundaries.

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)
*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

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)
*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

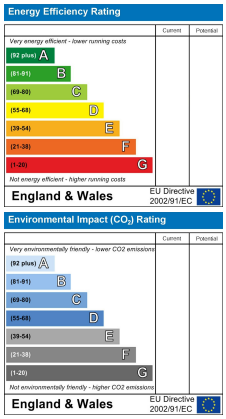
Bedroom Two
14'7 x 12'9 (4.45m x 3.89m)
*carpet finish
*pendant lighting

Bed Two En-Suite
6'2 x 10'2 (1.88m x 3.10m)
*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 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



93 Chew Valley Road, Greenfield, Saddleworth, OL3 7JJ
Tel: 01457 359847 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk