



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£529,500**

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



# The Oak, Plots 9 - 14 Bluebell Meadows, Woodhouses Village, Manchester, M35 9UA

\*SELECT PLOTS ON PHASE TWO JUST LAUNCHED\* 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
- \*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)
- \*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
- \*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)
- \*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
- \*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)
- \*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
- \*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

