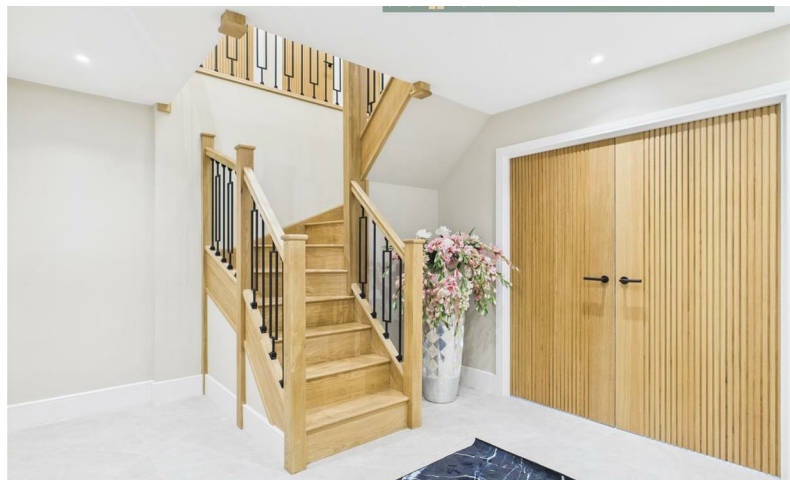




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£995,000**

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

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

\*\*\*FINAL RELEASE\*\*\*

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)
- \*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

## 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)
- \*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

## 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)
- \*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

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-65 <b>D</b>		
43-54 <b>E</b>		
31-42 <b>F</b>		
13-30 <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	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-65 <b>D</b>		
43-54 <b>E</b>		
31-42 <b>F</b>		
13-30 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		