



£310,000

177 Medlock Road, Failsworth, Manchester, M35 9NQ

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****REDUCED** **REAR EXTENDED** **LOFT ROOM** **MODERN INTERIOR** **WOODHOUSES VILLAGE** **REAR GARDEN WITH SCENIC VIEWS**
****OFF ROAD PARKING** **TWO RECEPTION ROOMS** **IDEAL FOR FAMILIES******

Presenting to the market this two bedroom mid-quasi family home located in the desirable Woodhouses Village. Benefitting from a rear extension to over ample living space this beautifully presented property with it's modern interior throughout also comprises of entrance lounge, second living room opening into a contemporary kitchen/diner with double doors leading to a well maintained rear garden, family bathroom and two double bedrooms with stairs off to a spacious loft room via second bedroom. Externally presents off road parking to the front and a rear garden with paved patio and lawned areas which overlooks stunning views of Brookdale Golf Course. Warmed by gas central heating and UPVC double glazing throughout. In close proximity to nearby schools and other village amenities, short commute to neighbouring Failsworth and bus routes can be accessed to Manchester City Centre. Families can enjoy Daisy Nook and Crime Lake which is a 2 minute drive. Viewings highly recommended.

Lounge

11'5x13'11 (3.48mx4.24m)

Front facing, laminate flooring, radiator, spotlights, stairs off.

Living Room

11'1x13'11 (3.38mx4.24m)

Laminate flooring, radiator, under stairs storage.

Kitchen/Diner

9'1x11'9 (2.77mx3.58m)

Rear facing, 2 velux windows, modern range of fitted wall and base units in White finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob, tiled splashback, laminate flooring, spotlights, radiator, neutral decor, patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor.

Bedroom 1

11'7x13'11 (3.53mx4.24m)

Front facing, carpeted, radiator, neutral decor.

Bedroom 2

11'1x9'10 (3.38mx3.00m)

Rear facing, carpeted, storage cupboard.

Family Bathroom

7'7x5'4 (2.31mx1.63m)

Rear facing, modern, three piece bathroom suite in white comprising vanity sink and vanity toilet, shower over bath, heated chrome towel rail, partly tiled walls, vinyl flooring.

Stairs

Stairs leading to loft room, carpeted, neutral decor.

Loft Room

18'2x13'11 (5.54mx4.24m)

3 velux windows, carpeted, radiator, neutral decor, storage cupboards.

Externally

Off road parking to the front on black paved driveway and a rear garden with paved patio and lawned areas which overlooks views of Brookdale Golf Course.

Tenure

The vendor has confirmed the property is Freehold.

Stamp Duty

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

You pay the tax when you:

- buy a freehold property
- buy a new or existing leasehold
- are transferred land or property in exchange for payment, for example you take on a mortgage

The threshold is where SDLT starts to apply. If you buy a property for less than the threshold, there's no SDLT to pay.

The current SDLT threshold for residential properties is £250,000.

The threshold for non-residential land and properties is £150,000.

Thresholds Property Price SDLT Rate

Up to £250,000 0%

The portion between £250,001 to £925,000 5%

The portion between £925,001 to £1,500,000 10%

The portion over £1,500,001 12%

Example

In October 2021 you buy a house for £295,000. The SDLT you owe will be calculated as follows:-

0% on the first £125,000 = £0

2% on the next £125,000 = £2,500

5% on the final £45,000 = £2,250

Total SDLT = £4,750

How much you pay depends on whether the land or property is residential use or non-residential or mixed-use.

If you're buying a residential property there are different rates of SDLT if:

- you're a first-time buyer
- you already own a property and you're buying an additional property
- you're not a UK resident

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay.

You may be able to reduce the amount of tax you pay by claiming relief, such as if you're a first-time buyer or purchasing more than one property ('multiple dwellings').

First-time buyers:

From 1 July 2021, you'll get a discount (relief) that means you'll pay less or no tax if both the following apply:

- you, and anyone else you're buying with, are first-time buyers
- the purchase price is £500,000 or less

Directions

