



MCDERMOTT & CO

THE PROPERTY AGENTS



£530,000

36 Withins Hall Road, Failsworth, Manchester, M35 9SA

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****REDUCED** **CHAIN FREE** **CUL-DE-SAC** **DETACHED** **REAR EXTENDED** **FOUR DOUBLE BEDROOMS** **WELL PRESENTED** **TWO RECEPTION ROOMS** **THREE BATHROOMS**
****GYMNASIUM** **FRONT AND REAR GARDENS** **SCENIC VIEWS** **WOODHOUSES VILLAGE** **IDEAL FAMILY HOME******

A spacious and well presented 4 bedroomed detached family home nestled on a quiet cul-de-sac in the desirable Withins Hall Road, Woodhouses Village, Failsworth. Extended to the rear, off road parking, well maintained gardens and a prime position in a highly sought after area. Offering ample living space, this property briefly comprises of entrance hallway, ground floor WC, two reception rooms, open plan kitchen/dining room with living area with double doors leading out to the rear and utility room. The first floors offers 4 double bedrooms, master bedroom en-suite shower room, a contemporary 4 piece family bathroom complete with walk-in shower and access to a loft room. Externally presents front lawned gardens with a driveway for two cars, good sized rear garden with patio areas, lawned garden and benefitting from some of Woodhouses scenic far reaching views. Warmed by gas central heating, uPVC windows throughout and conveniently located within close reach of Brookdale Golf Club, local primary schools and other amenities. Short drive to bus, tram and motorway links and 3 minutes drive to Daisy Nook Country Park perfect for scenic walks and family days out. Viewings highly recommended too appreciate this much loved family home.

Entrance Hall

Entrance hall, laminate flooring, radiator, stairs off, neutral decor.

Lounge

13'9 x 10'9 (4.19m x 3.28m)

Front facing into bay window, laminate flooring, radiator, neutral decor.

Kitchen/Dining Room/Living Area

16'10 x 25'7 (5.13m x 7.80m)

Rear facing, modern range of fitted wall and base units in Cream and Black gloss finish with complimentary black and Cream worktops. Inset sink and drainer with mixer taps over, built in double electric oven and gas hob with extractor hood over, integrated fridge freezer, island with storage, tiled flooring, heated wall radiator, spotlights, 2 velux windows, patio doors leading to rear garden.

Office/2nd Reception Room

16'4 x 8'6 (4.98m x 2.59m)

Front facing into bay window, laminate flooring, radiator, storage cupboard, neutral decor.

Downstairs WC

5'3 x 3'1 (1.60m x 0.94m)

Laminate flooring, modern suite comprising of White wc and vanity sink, tiled splashback, radiator, neutral decor.

Utility

5'3 x 5'2 (1.60m x 1.57m)

Side facing, laminate flooring, storage base cupboards, sink, plumbing for washer, neutral decor.

Stairs

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

Bedroom 1

13'1 x 11'2 (3.99m x 3.40m)

Front facing into bay window, carpeted, radiator, neutral decor, door leading to en-suite

En-Suite Shower Room

5'4 x 5'8 (1.63m x 1.73m)

Front facing, modern three piece bathroom suite in white comprising sink and toilet, walk in shower, heated chrome towel rail, fully tiled, tiled flooring.

Bedroom 2

12' x 8'6 (3.66m x 2.59m)

Front facing into bay window, carpeted, radiator, neutral decor.

Bedroom 3

10'10 x 9'9 (3.30m x 2.97m)

Rear facing, carpeted, radiator, neutral decor.

Bedroom 4

9'6 x 11'2 (2.90m x 3.40m)

Rear facing, carpeted, radiator, neutral decor.

Family Bathroom

6'2 x 5'6 (1.88m x 1.68m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, glass shower screen. heated chrome towel rail, fully tiled walls, tiled flooring.

Loft Room

2 velux windows, carpeted, neutral decor.

Externally

Externally to the front lawned gardens with a driveway for two cars, good sized rear garden with patio areas, lawned garden and benefitting from some of Woodhouses scenic far reaching views.

Tenure

Leasehold with 979 years left and Ground Rent of £280.00 per annum.

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 £125,000.

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

Thresholds

Up to £125,000 – 0%

£125,000 (the portion from £125,001 to £250,000) – 2%

£625,000 (the portion from £250,001 to £935,000) – 5%

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

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

You'll also be eligible for this discount if you bought your first home before 8 July 2020.

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').

Directions

