



**£975,000**

26 Green Meadow View, Woodhouses, Failsworth, Manchester, M35 9FG

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An impressive unique design detached family home set across three floors and complete with high quality fittings throughout situated in a private and desirable setting in the sought-after Woodhouses Village. Set back from Medlock Road and secured by a gated entrance is Green Meadow View which has been newly developed in 2021 and offers a small community of 17 properties. Presenting the largest property on the development which has been extended by the developer during build from its original plans and offers a large open driveway which provides ample parking and access to an integral garage. There is a large south facing garden to the rear that is laid mainly to lawn with a large stone paved patio/terrace and there are open aspect views over the countryside towards Hartshead Pike and beyond. This stunning home comprises of entrance hall, lounge, ground floor W.C, office, spacious open plan kitchen with dining and sitting area featuring media wall with electric fire and access to boot room and a fitted utility room. There is a large central island, granite work surfaces, integrated high end appliances and large bi-folding doors out to the rear situated under two ceiling sky lights with up lighting and shutters. To the first floor are 4 double bedrooms, 3 with fitted wardrobe storage and 2 with en-suite shower rooms. There is also a further shared family bathroom. The top floor offers a luxurious master bedroom suite with dressing area, 4-piece en-suite bathroom and walk-in wardrobe area.

## Entrance Hall

Front entrance, solid wood flooring, under floor heating, solid oak stairs case with glass panel across all three floors, stairs to first floor rooms, access to ground floor rooms and WC, spotlights, neutral décor.

## Lounge

Front facing into bay, fitted shutter blinds, solid wood flooring, under floor heating, TV point, spotlights, double solid oak doors into kitchen/diner, neutral décor.

## Office

Front facing into bay window, fitted shutter blinds, solid wood flooring, underfloor heating, spotlights, fitted book shelving/cupboard storage, neutral décor.

## Ground Floor WC

Fully tiled walls and flooring, underfloor heating, two piece bathroom suite in white, WC, corner sink basin, spotlight, neutral décor.

## Kitchen/Dining/ Sitting Room

Rear facing window, fitted roller blind, bi-fold rear patio doors with integrated blinds, range of wall and base units in charcoal with white granite worktops, two integrated BOSCH ovens, integrated full length fridge and freezer, integrated dishwasher, BOSCH induction ceramic hob with ceiling extractor over, inset sink with Quooker fitted tap, kick board lighting, media wall with Tv and fitted electric feature fire, two skylights with up lighting and electric shutters, under floor heating, tiled flooring, spotlights, access to utility room and boot room, neutral décor.

## Utility Room

Range of wall and base units in charcoal, granite worktops, inset sink with mixer tap, integrated microwave, opening/plumbing/electrical points for washing and drying appliances, tiled flooring, fire door into garage, under floor heating, spotlights, neutral décor.

## Boot Room

Rear facing window and door, fitted blinds, tiled flooring, spotlights, under floor heating, fitted cloakroom cupboards, neutral décor.

## Stairs

Carpeted, access to landing and all first floor rooms, spotlights, grand front facing window with access to additional stairs, neutral décor.

## Bedroom 1

Front facing window, shutter blinds, carpeted, radiator, fitted bedroom furniture, TV point, spotlights, access to en-suite, neutral décor.

## En-suite Shower Room

Three piece bathroom suite in white, thermostatic shower enclosure with door, WC, vanity sink basin with LED mirror, chrome heated towel rail, spotlights, fully tiled walls and flooring.

## Bedroom 2

Front facing window, shutter blinds, carpeted, radiator, fitted bedroom furniture, TV point, spotlights, access to en-suite, neutral décor.

## En-Suite Shower Room

Three piece bathroom suite in white, thermostatic shower enclosure with door, WC, vanity sink basin with LED mirror, chrome heated towel rail, spotlights, fully tiled walls and flooring.

## Bedroom 3

Rear facing window, shutter blinds, carpeted, radiator, TV point, spotlights, neutral décor.

## Bedroom 4

Rear facing window, shutter blinds, fitted wardrobes, carpeted, radiator, spotlights, neutral décor.

## Family Bathroom

Rear facing window, fitted shutter blinds, three piece bathroom suite in white, fitted bath with thermostatic shower over, glass shower screen, WC, vanity sink with LED mirror, fully tiled walls and flooring, chrome heated towel rail, spotlights.

## Stairs

Carpeted, access to small landing and second floor master bedroom, chandelier feature pendant.

## Master Bedroom with Dressing Area

Front and rear facing windows, fitted shutter blinds to all windows, carpeted, three radiators, fitted dressing table with drawers, TV point, range fitted bedroom/cupboard storage, open access into walk-in wardrobe, access to en-suite bathroom, spotlights, neutral décor.

## Walk-In Wardrobe

Front facing window, fitted shutter blind, fitted wardrobes/storage, carpeted, spotlights, neutral décor.

## En-Suite Bathroom

Rear facing window, fitted shutter blinds, four piece bathroom suite in white, free standing bath, thermostatic shower enclosure, WC, vanity sink with LED mirror, fully tiled walls and flooring, chrome heated towel rail, spotlights, neutral décor.

## Externally

Front block paved driveway for off road parking, artificial lawned area, access to integral garage with boarded loft space and fitted ladder access, light and power to garage, gated access to both sides of property, rear garden with paved patio and artificial lawned area, external tap, surrounding fence panels. Concrete foundations with ground bearing and suspended insulated ground floors, traditionally constructed brick and blockwork outer walls, cavity filled with insulation, exterior treatments are a combination of red or yellow soft multi facing bricks with smooth stone accents and contrasting facades to give a modern country style, roof finished in slate tiles with solar gain panels.

## Tenure

The vendors have 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

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(10-47) A		
(48-74) B		
(75-100) C		
(101-130) D		
(131-152) E		
(153-177) F		
(178-200) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		