



MCDERMOTT & CO

THE PROPERTY AGENTS



£449,999

21 Stamford Drive, Woodhouses Village, Failsworth, Manchester, M35 9WS

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****REDUCED** **FOUR DOUBLE BEDROOMS** **SEMI-DETACHED** **SOUGHT AFTER AREA** **EXTENDED** **WELL PRESENTED/STUNNING INTERIOR** **DRIVEWAY** **REAR GARDEN WITH SCENIC VIEWS****

Mcdermott & Co are delighted to present to the market this beautifully presented four bedroom extended semi-detached property sat in the heart of the desirable Woodhouses Village. Boasting a stunning and modern interior throughout and briefly comprising of; entrance porch leading into hallway, lounge complete with a newly fitted TV media wall, kitchen/diner, utility room, downstairs and second reception room/ play room. To the first floor are 4 double bedrooms all with fitted wardrobes, two with en-suite shower rooms and a further contemporary family bathroom. Externally benefits from a spacious block paved driveway comfortably fitting two vehicles, to the rear is a well maintained garden with loose stone boarders and resin patio. The rear of the property features scenic far reaching views of the villages meadows. Perfect opportunity for a family to purchase with excellent surrounding schools, easy access to local amenities and facilities and a short walk to Daisy Nook Country Park.

Entrance Porch

3'11x6'1 (1.19mx1.85m)

Front entrance, tiled floor, leading into hallway.

Hallway

Tiled flooring, stairs off to first floor rooms, access into lounge, neutral decor.

Lounge

15'7x12'6 (4.75mx3.81m)

Front facing window, vertical blinds, radiator, tiled floor, fitted TV media wall feature with lighting, TV point, neutral decor.

Kitchen/Diner

12'1'3 and 7'10x17 (3.94m0.91m and 2.39mx5.18m)

Rear facing with window and double patio doors leading out to the rear, vertical blinds on the patio doors, range of wall and base units in grey with complimentary granite worktops, inset sink with mixer tap and drainer, gas ring hob with extractor over, double integrated oven, wall unit down lighting, spotlights, tiled flooring, under stair storage, access into utility room, neutral decor.

Utility Room

13'2x7'3 to largest point (4.01mx2.21m to largest point)

Rear facing with rear door, base units with granite worktop and inset sink, radiator, plumbing for washer, spotlights, access to WC, tiled flooring, neutral decor.

Downstairs WC

7'6x3'9 (2.29mx1.14m)

Side facing window, vertical blinds, fully tiled walls and flooring, two piece bathroom suite in white, fitted WC and sink basin with storage, spotlights, vertical chrome radiator, neutral decor.

2nd Reception Room/ Play Room

15'6x7'3 (4.72mx2.21m)

Front facing with window, vertical blinds, tiled flooring, radiator, TV point, neutral decor.

Stairs

Carpeted, access to onto landing leading to all first floor rooms.

Bedroom 1

12'1'3 (3.94m0.91m)

Rear facing window, blinds, carpeted, fitted wardrobes, TV point, spotlights, neutral decor.

En-Suite

6'10x4'10 (2.08mx1.47m)

Fully tiled walls and flooring, three piece bathroom suite in white, shower enclosure, fitted WC and sink basin with storage, spotlights, vertical chrome radiator, neutral decor.

Bedroom 2

13'4x10'7 (4.06mx3.23m)

Front facing window, vertical blinds, radiator, carpeted, fitted wardrobes, TV point, spotlights, neutral decor.

Bedroom 3

12'9x7'3 (3.89mx2.21m)

Front facing window with vertical blinds, carpeted, fitted wardrobes, vanity unit and wall units, TV point, radiator, spotlights, neutral decor.

En-Suite

3'10x7'3 (1.17mx2.21m)

Rear facing window, vertical blinds, fully tiled walls and flooring, three piece bathroom suite in white, shower enclosure, fitted WC and sink basin with storage, spotlights, vertical chrome radiator, neutral decor.

Bedroom 4

10'1x8'3 to largest point (3.07mx2.51m to largest point)

Rear facing window with vertical blinds, carpeted, fitted wardrobes and wall units, TV point, radiator, spotlights, neutral decor.

Family Bathroom

8'6x6'7 (2.59mx2.01m)

Front facing window, fully tiled walls and flooring, three piece bathroom suite in white, thermostatic shower over bath, WC, vanity sink basin with storage and lighting, spotlights, vertical black radiator, neutral decor.

Externally

Blocked paved driveway for two vehicles, rear garden with resin patio, loose stone boarders.

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
- buy a property through a shared ownership scheme
- are transferred land or property in exchange for payment, for example you take on a mortgage or buy a share in a house

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

Directions

