



MCDERMOTT & CO

THE PROPERTY AGENTS



£550,000

111 Medlock Road, Woodhouses Village, Failsworth, Manchester, M35 9NP

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****DETACHED** **5 BEDROOMS** **WOODHOUSES VILLAGE** **NEWLY REFUBISHED** **STUNNING MODERN INTERIOR** **IDEAL FOR FAMILIES** **OPEN PLAN LOUNGE/DINING ROOM/KITCHEN** **DRIVEWAY** **GARAGE** **REAR EXTENDED** **AMPLE REAR GARDEN****

Modermott & Co are proud to present this stunning 5 bedroomed detached family home set in the heart of Woodhouses Village, Failsworth. Newly refurbished to a high specification and offering a spacious modern family accommodation across 3 floors the property briefly consists of large entrance hallway, generous sized lounge opening into dining area and modern kitchen complete with granite worktops, breakfast bar, high end appliances and bifold doors, double doors lead into the rear extended orangery, downstairs WC, utility room and access to integral garage. To the first floor are 4 double bedrooms with master bedroom en-suite shower room and contemporary family 4 piece bathroom with freestanding bath. Additional stairs up to the top floor where you can find the fifth bedroom. Externally has ample resin driveway comfortably fitting two cars, alternative access to garage and gated access through to the rear garden which has been well maintained presenting paved patio area and artificial lawned area with beautiful scenic views overlooking Brookdale Golf Course and beyond. Additional security features such as keypad gated access to front entrance and fully fitted alarm system. Situated in a friendly and much desired residential area. Located near respected primary and secondary schools, local amenities and facilities with access to bus links via Medlock Road. 5 minutes drive to Daisy Nook Country Park. Viewing essential to appreciate this amazing family home.

Entrance Hallway

24'1x7'2 (7.34mx2.18m)

Front entrance, front facing window, tiled flooring, radiator, stairs off to first floor, access to ground floor rooms, spotlights, neutral decor.

Lounge/ Dining Area

33'5x20'3 to largest point including kitchen (10.19mx6.17m to largest point including kitchen)

Front facing window with fitted blinds, TV point, radiator, tiled flooring, spotlights and feature pendant to dining table, neutral décor, double doors for access into orangery, open plan into kitchen.

Kitchen

33'5x20'3 to largest point including kitchen (10.19mx6.17m to largest point including kitchen)

Rear facing with bi-fold doors, two Velux windows, range of walls and base units in white gloss with complimentary granite worktops, inset sink with mixer tap, ceramic electric hob with modern extractor over, granite splashback, integrated double oven and microwave, integrated fridge/freezer, integrated dishwasher, unit LED lighting, granite breakfast bar, TV point, tiled flooring, spotlights, vertical radiator, neutral décor.

WC

2'9x8' (0.84mx2.44m)

Side facing window, two piece bathroom suite in white, WC, sink basin, radiator, tiled flooring, spotlights, neutral decor.

Utility Room

7'2x8' (2.18mx2.44m)

Side facing window with fitted blind, wall and base units in white gloss with granite worktop, stainless steel inset sink with mixer tap and drainer, radiator, tiled flooring, spotlights, neutral décor.

Orangery

16'5x12'9 (5.00mx3.89m)

Rear facing UPVC windows, fitted blinds, double doors leading out to rear garden, tiled flooring, radiator, spotlights with feature skylight, TV point, neutral décor.

Stairs

Carpeted, access to first floor landing and rooms, neutral décor.

Master Bedroom

13'5x12'9 (4.09mx3.89m)

Front facing window, fitted blinds, carpeted, radiator, fitted wardrobes, bed side drawers and vanity unit with storage, access to en-suite shower room.

En-suite Shower Room

6'2x6'11 (1.88mx2.11m)

Front facing window, fitted blinds, three piece bathroom suite win white with black detail, WC, thermostatic shower enclosure, counter top sink with mixer tap, vanity cupboard, fully tiled walls and flooring, black heated towel rail, spotlights, neutral décor.

Bedroom 2

7'6x15'6 (2.29mx4.72m)

Rear facing window, fitted blinds, carpeted, radiator, TV point, fitted wardrobe storage, neutral décor.

Bedroom 3

12'2x12'9 (3.71mx3.89m)

Rear facing window, fitted blinds, carpeted, radiator, TV point, fitted wardrobe storage and desk with drawers, neutral décor.

Bedroom 4

9'x8'3 (2.74mx2.51m)

Front facing window, fitted blinds, carpeted, radiator, neutral décor.

Family Bathroom

8'10x8'3 (2.69mx2.51m)

Side facing window, fitted blinds, three piece bathroom suite in white with black detail, WC, thermostatic shower enclosure, freestanding bath, wall hung sink with mixer tap and vanity storage, fully tiled walls and flooring, black heated towel rail, spotlights, neutral décor.

Stairs

Carpeted, access to top floor landing, storage cupboard and side facing window with fitted blind, spotlights, neutral decor.

Bedroom 5

12'5x15'10 (3.78mx4.83m)

Side facing window, fitted blinds, Velux window, carpeted, radiator, TV point, fitted storage cupboards, neutral décor.

Externally

Front resin driveway for off road parking, access to integral garage, keypad gated access to front entrance, gated side access through to rear garden, paved patio area, artificial lawn, soffit spotlighting, UPVC double glazing throughout.

Tenure

We have been informed by the vendors that 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 £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:

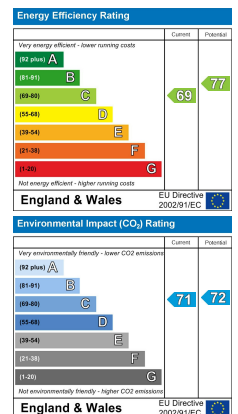
- you, and anyone else you're buying with, are first-time buyers
- the purchase price is £500,000 or less

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:

Directions



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