



MCDERMOTT & CO

THE PROPERTY AGENTS



£439,950

8 Medlock Road, Failsworth, Manchester, M35 9NP

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****END TOWN HOUSE** **THREE FLOORS** **4 BEDROOMS** **THREE BATHROOMS** **REAR GARDEN WITH SCENIC VIEWS** **SPACIOUS DRIVEWAY** **MODERN INTERIOR** **NEWLY BUILT****

Situated in a highly sought after location this 4 bedroom 3 storey mews style family home which overlooks the scenic views of Brookdale Golf course to the rear. The property includes entrance lounge, ground floor WC, fully fitted kitchen/diner with integrated washing machine, fridge freezer, dishwasher along with electric oven, microwave, electric hob with extractor fan and bi-fold doors leading from the kitchen into the garden to take in the beautiful views. The further two floors offer 4 double bedrooms, family 4 piece bathroom and additional shower room. All bedrooms have been fitted with high quality fitted wardrobes and storage. Large floor to ceiling windows to the rear bedrooms are another admired feature this property has to offer. Externally presents ample off road parking, gated access through to rear garden with paved patio and artificial lawned areas.

'The Fairway Views' is situated within the sought after area of Woodhouses, which is located in Failsworth and provides a short commute into Manchester City Centre. Local schools and amenities can be accessed by just a short drive with Daisy Nook Country Park nearby for the family to enjoy.

Lounge

Front entrance, angled front facing window, fitted blinds, tiled flooring, radiator, fitted media wall with fire feature and niches with spotlighting, spotlights, neutral décor, access through to inner hallway.

Kitchen/Diner

Rear facing with bi-fold doors, fitted blinds, range of wall and base units in grey gloss with complimentary work surfaces and integrated high end NEFF appliances, extractor, integrated fridge freezer, washing machine, dishwasher, inset sink with mixer tap and drainer, sky light feature, spotlights, TV point, vertical radiator, neutral décor.

Ground Floor WC

Two piece bathroom suite in white, WC, sink basin, partly tiled walls, chrome heated towel rail, tiled flooring, neutral décor.

Inner Hallway/Stairs

Carpeted, access to first floor rooms, radiator.

Bedroom 1

Front facing angled window, fitted blinds, carpeted, radiator, TV point, fitted wardrobes and drawer storage, neutral décor.

Bedroom 2

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

Family Bathroom

Four piece bathroom suite in white, WC, vanity sink basin with LED mirror, thermostatic shower enclosure, fitted bath, fully tiled walls, chrome heated towel rail, tiled flooring, neutral décor.

Stairs

Carpeted, access to second floor rooms, radiator.

Bedroom 3

Front facing window, carpeted, radiator, fitted wardrobes and drawer storage, spotlights, neutral décor.

Bedroom 4

Rear facing floor to ceiling window, fitted blinds, carpeted, radiator, fitted desk and drawer storage, neutral décor.

Shower Room

Three piece bathroom suite in white, WC, vanity sink basin with LED mirror, thermostatic shower enclosure, partly tiled walls, chrome heated towel rail, tiled flooring, neutral décor.

Externally

Front block paved driveway, gated side access through to rear, paved patio and artificial lawned areas.

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
- 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:

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 - buy a new or existing leasehold
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Directions

