



MCDERMOTT & CO

THE PROPERTY AGENTS



£439,950

8 Medlock Road, Woodhouses, Woodhouses 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

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own. You usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

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

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 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 second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

