



MCDERMOTT & CO

THE PROPERTY AGENTS



£349,995

74 Medlock Road, Woodhouses, Failsworth, Manchester, M35 9WN

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****IDEAL FOR FAMILIES** **COTTAGE** **LARGE LOUNGE/DINER** **UTILITY ROOM** **THREE DOUBLE BEDROOMS** **TWO BATHROOMS INCLUDING EN-SUITE** **WOODHOUSES VILLAGE****

Mcdermott & Co are delighted to bring to the market this three double bedroomed cottage situated in the sought after area of Woodhouses Village. The property comprises of entrance to the side of the property leading into large lounge/diner, modern kitchen, utility room and to the first floor three double bedrooms, modern family bathroom, bedroom one having en-suite and walk in wardrobe room off. Externally there is small side garden and private rear paved garden and raised beds areas. The house is fully electric benefitting from Economy 7 Tariff.

Entrance to side of property

12'8 x 11'4 (3.86m x 3.45m)

Side entrance into entrance hallway, leading into lounge/diner and kitchen area.

Lounge/Diner

26'3 x 14'10 (8.00m x 4.52m)

Front and side facing, windows x 3, laminate flooring, radiators x 4, stairs off, neutral decor

Kitchen

11'3 x 11'5 (3.43m x 3.48m)

Rear facing with step down into kitchen area, modern range of fitted wall and base units in white finish with complimentary stone effect worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, stainless steel splashback, spotlights, laminate flooring, radiator, neutral decor.

Utility Room

16'4 x 5'1 (4.98m x 1.55m)

Rear facing, laminate flooring, plumbing for washer, electric heating system, neutral decor.

Stairs

Stairs leading to all first floor rooms, wooden stairs, window on landing, neutral decor.

Bedroom One

16'4 x 11'4 (4.98m x 3.45m)

Rear facing, carpeted, radiator, neutral decor.

Wardrobe Room

7'2 x 5'3 (2.18m x 1.60m)

Rear facing, carpeted, radiator, neutral decor.

En-Suite Bathroom

9'0 x 5'8 (2.74m x 1.73m)

Front facing, modern three piece bathroom suite in white comprising vanity sink and toilet, rainfall shower over bath, heated towel rail, partly tiled walls, tiled flooring, spotlights, neutral decor.

Bedroom Two

12'10 x 15'4 (3.91m x 4.67m)

Side facing, windows x 2, carpeted, radiator, storage radiator, neutral decor

Bedroom Three

11'0 x 12'3 (3.35m x 3.73m)

Side facing, carpeted, radiator, built in wardrobes, built in storage over bed, neutral decor.

Family Shower Room

6'7 x 5'8 (2.01m x 1.73m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower cubicle, radiator, fully tiled walls, vinyl flooring.

Externally

A small side garden next to entrance and private rear easy to maintain paved garden and raised beds areas.

Tenure

We have been advised 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 £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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Directions

