



MCDERMOTT & CO

THE PROPERTY AGENTS



£349,995

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

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

****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

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

