



MCDERMOTT & CO

THE PROPERTY AGENTS



£295,000

105 Vale Lane, Woodhouses, Woodhouses Failsworth, Manchester, M35 9WG

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****IDEAL FOR FAMILIES** **WOODHOUSES VILLAGE** **DINING ROOM** **EXTENDED GARDEN** **GARAGE** **PRIVATE ROAD** *PARKING AREA**
****SCENIC VIEWS******

McDermott & Co are pleased to bring to the market this rare opportunity to purchase on a private road. A three bedroomed mid cottage with panoramic views over Woodhouses Golf Course and Medlock Vale is a must see. The property which is situated on a private road and benefits from gas central heating, original beams and features providing an abundance of character. Internally the cottage comprises of entrance hall, dining room with brick feature fireplace and open to lounge, kitchen, first floor landing with loft access, three bedrooms and family bathroom. Externally the property has a large garden to the front with scenic views and a paved garden to rear. There is a private road leading to property with private parking area and separate garage.

Entrance Hallway

4'0 x 3'7 (1.22m x 1.09m)

Entrance hallway with lounge off, carpeted, radiator, neutral decor and stairs off.

Dining Room

13'0 x 11'0 (3.96m x 3.35m)

Feature beams, carpeted, radiator, feature brick built fire place and hearth, electric log burner effect fire, TV point, wall lights, under stairs storage cupboard, neutral decor, front facing window overlooking large garden and views of golf course and Medlock Vale.

Lounge

10'0 x 14'3 (3.05m x 4.34m)

Rear facing, carpeted, radiator, feature ceiling beams, neutral decor, barn style door to kitchen.

Kitchen

13'0 x 8'1 (3.96m x 2.46m)

Rear facing, range of fitted wall and base units in white gloss finish with complimentary wooden worktops. Inset Belfast sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge freezer, tiled effect laminate flooring, integrated dishwasher, plumbing for washer under unit lighting, spotlights, radiator.

Stairs

Stairs leading to all first floor rooms, carpeted, radiator, neutral decor, loft access which has been insulated and boarded and is currently used for storage.

Bedroom One

13'0 x 11'2 (3.96m x 3.40m)

Carpeted, radiator, storage cupboard, front facing window overlooking large garden and views of golf course and Medlock Vale and the Golf Course.

Bedroom Two

9'0 x 11'2 (2.74m x 3.40m)

Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

7'0 x 8'2 (2.13m x 2.49m)

Rear facing, carpeted, radiator, neutral decor.

Family Bathroom

8'0 x 4'10 (2.44m x 1.47m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, partly tiled walls, laminate flooring, neutral decor.

Externally

Large front garden with grassed area with gate through to another grassed area with scenic views and paved courtyard to rear with raised garden. Accessed via private road, with parking and separate garage.

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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 - are transferred land or property in exchange for payment, for example you take on a mortgage
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Directions

