



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

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

