



MCDERMOTT & CO

THE PROPERTY AGENTS



£340,000

26 Stamford Drive, Woodhouses, Woodhouses Failsforth, Manchester, M35 9WS

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****CHAIN FREE** **SEMI DETACHED** **WOODHOUSES VILLAGE** **DRIVEWAY** **GARAGE** **CONSERVATORY****

McDermott & Co are delighted to bring to the market this three bedroomed semi detached property. Comprises of entrance porch, hallway, lounge, kitchen/diner, conservatory, to the first floor there bedrooms and family bathroom. Externally there is a mature front garden, paved driveway leading to garage and private rear garden with artificial grassed area and raised paved area. Set in the sought after Woodhouses Village and easy access to local amenities and facilities and a short walk to Daisy Nook Country Park, Brookdale Golf Club and Woodhouses Cricket Club.

Entrance Porch

3'2 x 6'9 (0.97m x 2.06m)

Front facing, white upvc, tiled flooring, wall lights, neutral decor.

Hallway

5'2 x 5'0 (1.57m x 1.52m)

Carpeted, radiator, neutral decor, door leading into lounge.

Lounge

15'7 x 13'9 (4.75m x 4.19m)

Front facing into bay window, carpeted, radiator, wall lights, neutral decor, double sliding doors into kitchen/diner.

Kitchen/Diner

7'11 x 17'1 (2.41m x 5.21m)

Rear facing, range of fitted wall and base units in White finish with complimentary worktops. Inset sink and drainer with mixer taps over, free standing electric cooker with extractor hood over, free standing under counter fridge, free standing under the counter freezer, tiled flooring, spotlights, dining area, vinyl flooring, radiator, and double doors into conservatory.

Conservatory

7'0 x 12'3 (2.13m x 3.73m)

Rear facing, white upvc, radiator, wall lights, laminate flooring, neutral decor, double doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, window to top of the stairs.

Bedroom One

13'3 x 10'2 (4.04m x 3.10m)

Front facing, carpeted, radiator, built in wardrobes, dressing table and bedside cabinets, neutral decor.

Bedroom Two

10'5 x 10'2 (3.18m x 3.10m)

Rear facing, carpeted, radiator, built in wardrobes, built in storage cupboard, neutral decor.

Bedroom Three

8'9 x 6'9 (2.67m x 2.06m)

Front facing, carpeted, radiator, storage cupboard, neutral decor.

Family Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Rear facing, three piece bathroom suite in white comprising vanity sink, vanity toilet, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

Externally

To the front there is a mature front garden with paved driveway down the side of the property to the detached garage, a private rear garden with artificial grassed area and raised paved area.

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

