



# MCDERMOTT & CO

THE PROPERTY AGENTS

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**£795,000**

400 Medlock Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9NR

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**\*\*REDUCED\*\* \*\*UNIQUE DETACHED COTTAGE\*\* \*\*SET IN 1.6 ACRES\*\* \*\*THREE RECEPTION ROOMS\*\* \*\*WOODHOUSES VILLAGE\*\* \*\*TWO BATHROOMS\*\* \*\*PRIVATE DRIVEWAY\*\* \*\*PARKING FOR SEVERAL CARS\*\* \*\*GARAGE\*\* \*\*PERIOD FEATURES\*\* RARE OPPORTUNITY TO ACQUIRE\*\***

McDermott & Co are delighted to offer such a rare opportunity to acquire this unique three bedroom detached cottage with original period features set in 1.6 acres of land with the potential for development subject to planning permission, situated in the highly sought after area of Woodhouses Village. With an abundance of potential, on internal inspection you will find a spacious, light and airy home warmed by gas central heating and briefly comprising entrance porch, lounge with brick built fireplace, dining/2nd reception rooms which is front and rear facing, conservatory facing to the front rear and side, kitchen/diner with access to garage and leading to utility room and downstairs shower room. To the first floor there are three double bedrooms and four piece family bathroom. Externally there is a extensive private driveway leading in with parking for several vehicles, 1.6 acres of garden around the property providing a haven of tranquillity and privacy with various areas of paving, lawn and woodlands, the garage is situated to the front of the property.

## Entrance Porch

4'3 x 3'3 (1.30m x 0.99m)

Front facing, tiled flooring, radiator, light, neutral decor.

## Lounge

14'0 x 13'6 (4.27m x 4.11m)

Front facing, carpeted, radiator, brick built fireplace with surround and hearth, neutral decor.

## Dining/2nd Reception Room

9'8 x 24'1 (2.95m x 7.34m)

Front, rear and side facing, carpeted, two radiators, neutral decor, patio doors to rear garden and double doors leading into the conservatory.

## Conservatory

10'10 x 11'4 (3.30m x 3.45m)

Front, rear and side facing, tiled floor, three radiators, wall lights, neutral decor.

## Kitchen/Diner

13'11 x 10'2 (4.24m x 3.10m)

Rear facing into bay windows, range of fitted wall and base units in soft grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, free standing electric cooker, tiled splashback, vinyl flooring, radiator, under stairs storage, neutral decor.

## Utility Room

9'4 x 7'8 (2.84m x 2.34m)

Rear facing into bay window, base unit in white finish with complimentary white worktops., washing machine, dryer, radiator, vinyl flooring, neutral decor, doors to garage, downstairs shower room and rear garden.

## Shower Room

4'7 x 7'8 (1.40m x 2.34m)

Three piece bathroom suite in white comprising sink and toilet, corner shower enclosure, heated chrome towel rail, partly tiled walls in shower enclosure, vinyl flooring, neutral decor.

## Stairs

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

## Bedroom One

12'3 x 13'6 (3.73m x 4.11m)

Front facing, carpeted, radiator, cast iron fireplace, built in wardrobes, neutral decor.

## Bedroom Two

9'8 x 13'8 (2.95m x 4.17m)

Front facing, carpeted, radiator, neutral decor.

## Bedroom Three

9'8 x 10'1 (2.95m x 3.07m)

Rear facing, carpeted, radiator, neutral decor.

## Family Bathroom

14'0 x 4'11 (4.27m x 1.50m)

Rear facing, four piece bathroom suite in white comprising sink and toilet, shower cubicle, bath, radiator, vinyl flooring, neutral decor.

## Garage

14'1 x 16'4 (4.29m x 4.98m)

## Externally

Externally there is a extensive private driveway leading in with parking for several vehicles, 1.6 acres of garden around the property (with the potential for development subject to planning permission) providing a haven of tranquillity and privacy with various areas of paving, lawn and woodlands, the garage is situated to the front of the property.

## Tenure

### 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 will usually pay 5% on top of these rates if you own another residential property.

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

