



MCDERMOTT & CO
THE PROPERTY AGENTS



£389,950

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

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****CHAIN FREE** **REDUCED** **LINKED DETACHED** **WOODHOUSES VILLAGE** **DRIVEWAY** **GARAGE** **CORNER PLOT** **DINING ROOM** **FIELD VIEWS** **SOLAR PANELS****

McDermott & Co are pleased to bring to the market this three bedroomed linked detached corner property. Comprises of entrance hallway, lounge, dining room, kitchen/diner, to the first floor three bedrooms, bathroom and wc. Externally to the front there is a resin driveway, garage and lawned garden wrapping around the property. A private rear garden with fields views, lawned garden and flagged 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 Hallway

14'4 x 7'0 (4.37m x 2.13m)
Entrance hallway, carpeted, radiator, neutral decor, under stairs storage.

Lounge

15'0 x 11'7 (4.57m x 3.53m)
Front facing, carpeted, two radiators, wall lights, neutral decor, double doors leading into dining room.

Dining Room

9'4 x 11'5 (2.84m x 3.48m)
Rear facing, carpeted, radiator, neutral decor.

Kitchen/Diner

9'5 x 15'9 (2.87m x 4.80m)
Rear facing, two windows, range of fitted wall and base units in Purple finish with complimentary white worktops. Inset sink and drainer with mixer taps over, free standing range gas cooker, tiled splashback, plumbing for washer, vinyl flooring. radiator, neutral decor, door leading to rear garden.

Stairs

Stairs leading to all first floor rooms, window to the side, carpeted, radiator, neutral decor.

Bedroom One

14'11 x 11'8 (4.55m x 3.56m)
Front facing, carpeted, radiator.

Bedroom Two

9'4 x 9'4 (2.84m x 2.84m)
Rear facing, carpeted, radiator.

Bedroom Three

9'5 x 6'11 (2.87m x 2.11m)
Front facing, carpeted, radiator, neutral decor, storage cupboard.

Bathroom

5'8 x 6'2 (1.73m x 1.88m)
Rear facing, two piece bathroom suite in green comprising sink and toilet, radiator,, heated chrome towel rail, partly tiled walls, carpeted, spotlights, storage cupboard, neutral decor.

WC

5'8 x 2'9 (1.73m x 0.84m)
Rear facing, one piece bathroom suite in white comprising green toilet, carpeted, neutral decor.

Externally

To the front there is a resin driveway, garage and lawned garden wrapping around the property. A private rear garden with fields views, lawned garden and flagged 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 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

