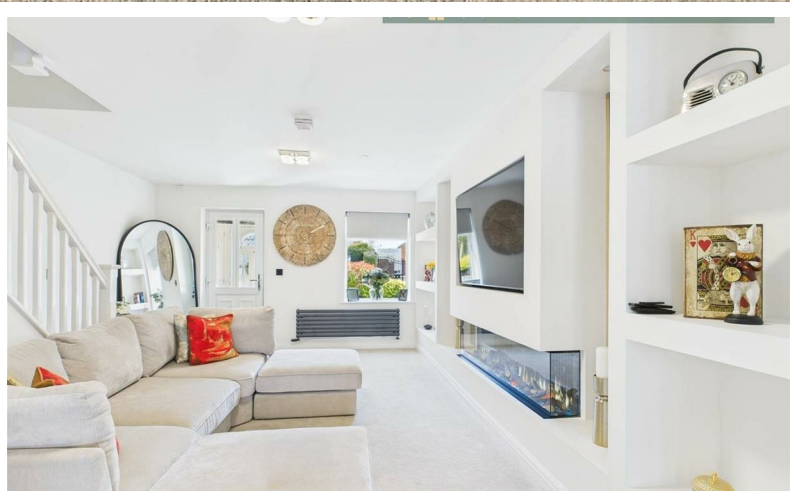
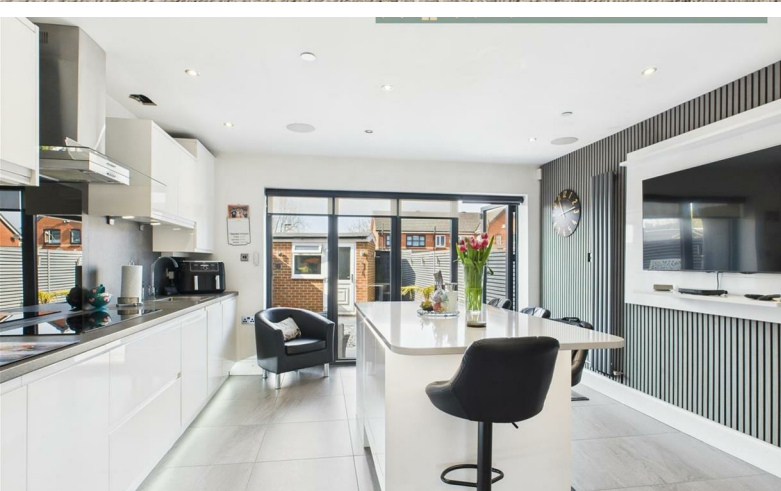




MCDERMOTT & CO
THE PROPERTY AGENTS



£439,999

86 Failsworth Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9NN

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****WOODHOUSES VILLAGE** ** THREE STOREYS** **THREE BEDROOMED TOWN HOUSE** **WELL PRESENTED** **TWO BATHROOMS** **MODERN KITCHEN/DINER** **TWO PARKING SPACES TO REAR****

McDermott & Co are delighted to bring to the market this three bedroomed townhouse set over three storeys and nestled in the sought after Woodhouses Village. The property comprises of entrance porch, lunge, modern kitchen/diner with island, stairs leading to first floor to bedrooms two and three and modern shower room, stairs leading to second floor to bedroom one, modern en-suite and walk in wardrobe. Externally at the front of the property there is a paved path and artificial grassed area and to the rear paved with feature in the middle of the garden. There is a garage/storage with electric door and two parking spaces at the rear. Situated in close proximity to surrounding schools, easy access to local amenities and facilities including golf course, cricket club and a short walk to Daisy Nook Country Park.

Entrance Porch

3'8 x 4'2 (1.12m x 1.27m)
Entrance porch, side facing, brick walls, vinyl flooring, radiator, storage cupboard.

Lounge

19'5 x 12'1 (5.92m x 3.68m)
Front facing, carpeted, two radiators, lights in built in shelves, inset for tv, electric feature fire, wooden shutter blinds, neutral decor, under stairs storage cupboard, stairs off.

Kitchen/Diner

15'10 x 13'8 (4.83m x 4.17m)
Rear facing, modern range of fitted wall and base units in white finish with complimentary black worktops. Kitchen island with white base units and white worktop with storage , wine cooler and breakfast bar seating. Inset sink and drainer with mixer taps over, built in electric oven and microwave, induction hob with extractor hood over, splashback, free standing American fridge freezer, tiled flooring, under unit lighting and kickboard lighting, radiator, spotlights, two radiators, feature panelled wall, built in speakers in ceiling, bi fold doors leading to rear garden.

Stairs leading to first floor

Carpeted, neutral decor, landing - carpeted, radiator, neutral decor.

Bedroom Two

14'0 x 13'4 (4.27m x 4.06m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three/Office

8'8 x 13'5 (2.64m x 4.09m)
Front facing, laminate flooring, radiator, neutral decor, wooden shutter blinds.

Shower Room

8'1 x 5'4 (2.46m x 1.63m)
Modern three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure with rainfall shower head, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, built in speakers in ceiling.

Stairs leading to Bedroom One

Carpeted, velux window at the top of the stairs.

Bedroom One

21'1 x 9'6 (6.43m x 2.90m)
Front facing, two velux windows, carpeted, radiator, storage cupboards, neutral decor.

En-Suite

7'1 x 5'9 (2.16m x 1.75m)
Rear facing, velux window, modern three piece bathroom suite in white comprising vanity sink and toilet, corner shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Walk in Wardrobe

7'5 x 7'4 (2.26m x 2.24m)
Rear facing, velux window, carpeted, radiator, neutral decor.

Garage/Storage Room

8'10 x 8'8 (2.69m x 2.64m)
Brick walls, plumbing for washer, electric door.

Externally

To the front of the property there is a paved path and artificial grassed area and to the rear paved with feature in the middle of the garden and lighting. There is a garage/storage with electric door and two parking spaces at the rear.

Tenure

We await this information from the vendors.

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

