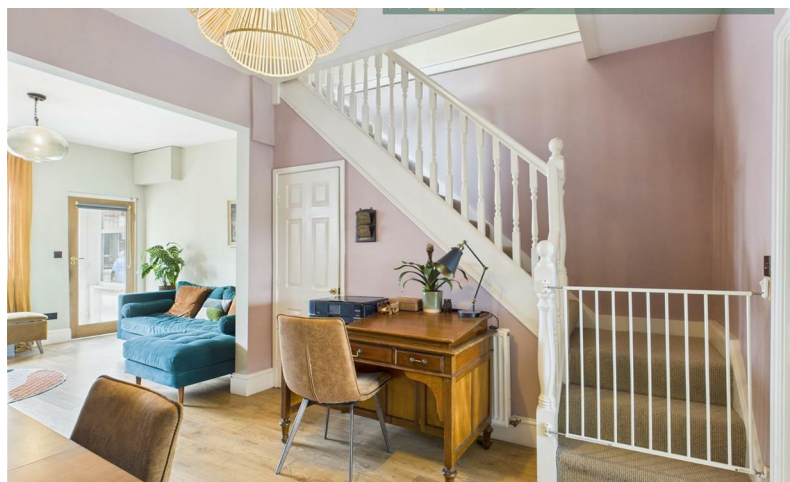




MCDERMOTT & CO
THE PROPERTY AGENTS



£300,000

137 Medlock Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9NP

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****IDEAL FOR FAMILIES* **WELL PRESENTED** **WOODHOUSES VILLAGE** **DINING ROOM** **FOUR PIECE BATHROOM SUITE** **COTTAGE**
GOLF COURSE VIEWS**

McDermott & Co is delighted to bring to the market this three bedroomed cottage property nestled in the sought after area of Woodhouses Village. Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance porch, lounge, dining room, kitchen, three bedrooms and four piece family bathroom. Externally to the front there is a block paved and to the rear a paved area, lawned area and decked area with views of the golf course. 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

3'5 x 3'4 (1.04m x 1.02m)
Entrance porch, white upvc, tiled flooring, neutral decor.

Lounge

13'11 x 11'1 (4.24m x 3.38m)
Front facing, wooden flooring, radiator, neutral decor, log burning fire and hearth.

Dining Room

10'10 x 10'10 (3.30m x 3.30m)
Wooden flooring, radiator, neutral decor, under stairs storage, stairs off, double doors into kitchen.

Kitchen

12'10 x 11'2 (3.91m x 3.40m)
Rear facing, range of fitted wall and base units in green finish with complimentary wooden worktops. Inset belfast sink and drainer with mixer taps over, built in double electric oven and gas hob with extractor hood over, tiled splashback, tiled flooring, plumbing for washer, kitchen island with storage neutral decor, bi fold doors to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor - landing, carpeted, neutral decor, storage cupboard.

Bedroom One

12'10 x 11'3 (3.91m x 3.43m)
Rear facing, laminate flooring, radiator, neutral decor, built in wardrobes and drawers.

Bedroom Two

7'5 x 12'0 (2.26m x 3.66m)
Front facing, laminate flooring, radiator, neutral decor, built in wardrobe, loft access.

Bedroom Three

6'9 x 9'0 (2.06m x 2.74m)
Front facing, carpeted, radiator, storage cupboards.

Family Bathroom

8'2 x 8'7 (2.49m x 2.62m)
Four piece bathroom suite in white comprising sink and toilet, free

standing bath, shower cubicle, heated chrome towel rail, partly tiled walls, tiled flooring, spotlights, built in mirror, velux window.

Externally

At the front of the property there is a block paved and to the rear a paved area, lawned area and decked area with views of the golf course.

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

