



MCDERMOTT & CO
THE PROPERTY AGENTS



£205,000

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

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A rare opportunity to acquire a quaint 1 double bedroomed cottage situated in the highly sought after village of Woodhouses. McDermott & Co present to the market this ideal first time or downsizer purchase. The modernised internal accommodation briefly comprises of entrance porch, lounge, kitchen/diner, stairs off to first floor bedroom and bathroom. Externally to the front is a small block paved garden and a private rear garden with flagged patio and lawned area. With excellent surrounding schools, easy access to local amenities and facilities and a short walk to Daisy Nook Country Park, golf club and cricket club this little gem is a fantastic opportunity.

Entrance Porch

3'5x 2'9 (1.04mx 0.84m)
White upvc, laminate flooring, wall light, neutral decor.

Lounge

10'5 x 12'11 (3.18m x 3.94m)
Front facing, laminate flooring, fireplace, radiator, neutral decor.

Kitchen/Diner

7'1 x 25'0 (2.16m x 7.62m)
Rear and side facing, range of fitted wall and base units in cream finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, plumbing for washer, tiled, neutral decor, door leading to rear garden.

Dining Area

Laminate flooring, radiator, neutral decor, understairs storage cupboard, stairs off.

Stairs and Landing

Carpeted, neutral decor - landing carpeted, neutral decor.

Bedroom

13'4 x 13'0 (4.06m x 3.96m)
Front facing, carpeted, radiator, neutral decor.

Bathroom

9'7 x 7'2 (2.92m x 2.18m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls, laminate flooring, storage cupboard, neutral decor.

External

At the front of the property there is small block paved garden and a private rear garden with flagged area and lawned area.

Tenure

We have been advised by the vendors that the property is

Leasehold for 999 starting from 31st of December 1857 with Ground Rent of £4.00.

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

