

The Hawthorns Ashton Road, Woodhouses, Manchester, M35 9WL

Offered with no upwards chain McDermott & Co are pleased to bring to the market The Hawthorns, a superb 5 bedroom detached home located in the sought after village of Woodhouses. This luxurious property offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, ideal for larger families or those who simply desire extra room for guests or a home office

Upon entering the property you are greeted with a welcoming entrance hallway that leads off to a variety of rooms including an office space, laundry room, downstairs WC, 3 receptions rooms and a high spec dining kitchen

To the first floor you will find 5 bedrooms, including an impressive master suite complete with balcony and large en-suite bathroom, and further en-suite to bedroom 4 plus main family bathroom.

Hallway

9' x 18'2 (2.74m x 5.54m)

Entrance hallway, Amtico flooring, door leading to ground floor rooms and stairs to first floor.

Front reception room

11'4 x 11'10 (3.45m x 3.61m)

Front facing reception room accessed via the hallway and kitchen, currently being used as a home gym. Amtico flooring

8' x 7'11 (2.44m x 2.41m)

Front facing room, Amtico flooring and fitted storage units

Utility room

5'7 x 5'5 (1.70m x 1.65m)

Down stairs utility room with plumbing for washing machine. Amtico flooring

7'10 x 3'3 (2.39m x 0.99m) Fully tiled downstairs WC. Amtico flooring

18'1 x 19'5 (5.51m x 5.92m)

Rear facing lounge with Bi-folding doors leading to rear garden complete with motorised blinds. Amtico

Rear Dining Room

10'11 x 19'5 (3.33m x 5.92m)

Adjoining to the lounge is the dining space with access to rear garden through Bi-folding doors complete with motorised blinds. Amtico flooring

Kitchen

15'2 x 20'8 (4.62m x 6.30m)

Dual aspect room with a range of wall and base units a large centre island and integrated appliances including, ovens and dishwasher, Amtico flooring. bi-folding doors leading to rear garden complete with motorised blinds. The boiler is 1 year old and is under a 12 year warranty.

18'7 x 9'8 (5.66m x 2.95m)

Raised from the main kitchen is additional diner space overlooking the rear garden. Amtico flooring.

Landing

9'7 x 14'2 (2.92m x 4.32m)

Neutral décor with carpets, doors leading to bedrooms.

Master bedroom

9'7 x 12'10 (2.92m x 3.91m)

Rear facing master suite with patio doors leading to its own balcony looking over the rear garden and the ongoing country side, Neutral and modern décor with door leading to walk-in wardrobe and a door leading to a large En-suite.

En-suite

11'5 x 9'1 (3.48m x 2.77m)

Master en-suite, fully tiled floors and walls with rainfall open shower, white stand alone bath and white double basins. Under floor heating.

Bedroom 2

17'1 x 9'7 (5.21m x 2.92m)

Rear facing bedroom with built in wardrobes, neutral décor, carpeted and spotlights

Bedroom 3

13'2 x 12'4 (4.01m x 3.76m)

Front facing bedroom with built in wardrobes, carpeted with spotlights.

11'5 x 11'10 (3.48m x 3.61m)

Front facing bedroom with en-suite, neutral décor, carpeted with built in wardrobes

En-suite comprises of enclosed shower cubicle, low level WC and white vanity basin, tiled walls and floors with spotlights. Under floor heating

Bedroom 5

9' x 8'1 (2.74m x 2.46m)

Front facing single bedroom, neutral decor, carpeted with spotlights.

Bathroom

11'11 x 7'10 (3.63m x 2.39m)

Located Between bedroom 2 and 3, large family bathroom comprises of an enclosed shower cubicle, white basin, low level WC and white bath, fully tiled with spotlights. Under floor heating.

Externally to the rear this property boosts a stunning garden with a large lawned area and a paved seating area, with two storage sheds. To the front of the property is a electric gated driveway for up to 4 vehicles. There is feature lighting to front and rear.

Tenure

Our clients advise 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

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%

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 $f45\,000 = f2\,250$
- total SDLT = £4.750

Directions

