



MCDERMOTT & CO
THE PROPERTY AGENTS



£375,000

183 Medlock Road, Failsworth, Manchester, M35 9NQ

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A beautifully presented three-bedroom freehold home, located in the highly sought-after Woodhouses Village and offered to the market chain free. The property has been finished to a high standard throughout, with contemporary interiors, generous living space and far-reaching views to the rear. The standout feature is the open-plan kitchen, dining and living area, complete with a central island, integrated appliances and large aluminium sliding doors opening directly onto the garden. This creates a bright, sociable space well suited to both everyday living and entertaining. Externally, there is a double-width driveway providing off-road parking, side access to the rear, and a landscaped low-maintenance garden with decked seating areas, paved patio and artificial lawn. The rear enjoys an attractive open aspect with far-reaching views across green space. Located close to well-regarded schools, local amenities and transport links, this is a stylish and practical home in a popular village setting.

Hallway

3'7 x 9'5 (1.09m x 2.87m)
A bright and welcoming entrance hallway with modern neutral décor, herringbone-style flooring and staircase rising to the first floor.

Lounge

11'0 x 14'1 (3.35m x 4.29m)
A well-proportioned front-facing lounge with a large window, modern finish and space for comfortable seating.

WC/ Utility

4'7 x 6'11 (1.40m x 2.11m)
A practical ground floor WC and utility area, with vanity unit, wash basin, worktop space and plumbing for appliances.

Open Plan Kitchen/Dining/Living Area

18'8 x 22'8 (5.69m x 6.91m)
.A spacious open-plan living area forming the heart of the home, featuring a central island, integrated appliances, dining space and large aluminium sliding doors opening onto the rear garden.

Stairs & Landing

3'2 x 7'8 (0.97m x 2.34m)
A bright first-floor landing with modern décor, fitted carpet and access to all upstairs accommodation.

Bedroom One

10'0 x 11'2 (3.05m x 3.40m)
A bright main bedroom with aluminium sliding doors, Juliet balcony, rear views and two skylights with solar-powered blackout blinds.

En-Suite Bathroom

6'4 x 8'8 (1.93m x 2.64m)
A stylish en-suite featuring a freestanding bath, walk-in shower, vanity unit, WC, modern tiling and heated towel rail.

Bedroom Two

14'1 x 11'5 (4.29m x 3.48m)
A spacious double bedroom with a large window, modern finish and ample space for bedroom furniture.

Bedroom Three

8'1 x 9'4 (2.46m x 2.84m)
A versatile third bedroom, ideal as a single bedroom, nursery, dressing room or home office.

Shower Room

8'0 x 3'11 (2.44m x 1.19m)
A contemporary shower room with walk-in shower, vanity unit, WC, heated towel rail and modern tiled finish.

External

The property benefits from a double-width driveway providing off-road parking, with side access leading to the rear garden.
The rear garden has been landscaped for low-maintenance outdoor living, with decked seating areas, paved patio, artificial lawn and far-reaching views across open green space.

Tenure - Freehold

The property is listed as Freehold

Stamp Duty Land Tax

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

