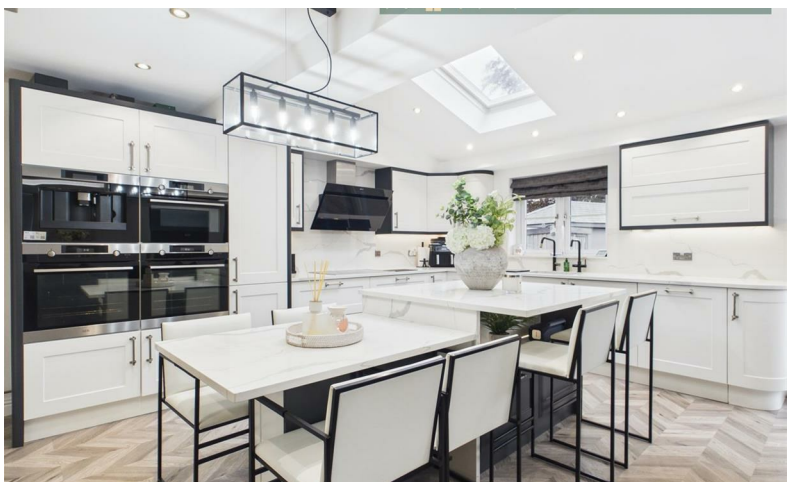




MCDERMOTT & CO
THE PROPERTY AGENTS



£655,000 Asking Price

5 Withins Hall Road, Woodhouses, Woodhouses Village, Failsworth, Manchester, M35 9SA

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McDermott & Co are proud to present this chain free stunning executive detached family home, situated within the highly sought-after Woodhouses Village in Failsworth, offering an exceptional blend of modern living, space and comfort. Originally built in the 1980s, the property has been significantly enhanced and now extends to approximately 1,540 sq ft, boasting a high specification finish throughout.

Upon entering, you are welcomed by a beautifully presented interior, leading to a stunning open-plan kitchen, dining, and living area, which forms the heart of the home. This impressive space is ideal for both everyday family life and entertaining the Bifold doors opening into the rear garden seamlessly connecting the outdoor and indoor, complemented by a separate lounge for additional relaxation. The ground floor further benefits from a convenient WC, dedicated office space, and a stylish dressing room, catering perfectly to modern lifestyles.

To the first floor, the property offers four generously sized double bedrooms, providing versatile accommodation for families. The principal bedroom benefits from a contemporary en suite, while the remaining bedrooms

Hallway

57 x 14'8 (1.70m x 4.47m)
A bright and beautifully presented entrance hallway, finished to a high standard with a modern and stylish design. The space features herringbone-effect flooring, complemented by crisp white walls and decorative panelling, creating an elegant first impression.
The hallway benefits from a composite front door with glazed side panel, allowing for plenty of natural light, along with recessed ceiling spotlights for a bright and welcoming atmosphere.
A standout feature is the carpeted staircase with glazed balustrade and oak detailing, leading to the first floor and adding a contemporary focal point. The hallway also provides access to the ground floor accommodation through solid wood internal doors.
Additional features include a modern wall-mounted radiator and stylish finishes throughout, making this a practical yet visually impressive entrance to the home.

Lounge

97 x 16'1 (2.92m x 4.90m)
A stunning and spacious contemporary lounge, finished to an exceptional standard and offering a stylish yet comfortable living space. The room is beautifully presented with plush fitted carpeting and neutral décor, creating a bright and inviting atmosphere throughout.
A standout feature is the media wall with integrated electric fireplace and inset shelving, providing both a focal point and practical storage/display space. The room also benefits from a large bay window with plantation shutters, allowing for an abundance of natural light.
Further enhanced by recessed ceiling spotlights and a modern wall-mounted radiator, the space feels bright and well-designed. Double internal doors lead through to the adjoining area, creating a seamless flow ideal for modern living.
With its generous proportions and high-quality finishes, this impressive lounge is perfect for both relaxing and entertaining.

Office

7'11 x 6'1 (2.41m x 1.85m)
A bright and versatile home office space, ideally positioned to the front of the property and benefiting from a bay window with plantation shutters, allowing for excellent natural light while maintaining privacy.
Finished with neutral décor and fitted carpet, the room is enhanced by recessed ceiling spotlights, creating a clean and modern working environment. The space comfortably accommodates a desk and additional furnishings, making it ideal for home working or study.
Additional features include a wall-mounted radiator and stylish finishes throughout. With its pleasant outlook and flexible layout, this room offers a perfect balance of practicality and comfort for modern living.

Dressing Room

6'3 x 10'8 (1.91m x 3.25m)
A stunning and well-appointed dressing room, finished to an exceptional standard with a contemporary and luxurious design. The space features bespoke fitted wardrobes and open shelving, providing extensive storage for clothing, footwear, and accessories.
A standout feature is the custom-built display shelving, ideal for showcasing shoes and designer items, complemented by integrated LED lighting which enhances both practicality and visual appeal.
The room is further enhanced by recessed ceiling spotlights and feature LED strip lighting, creating a bright and stylish environment. Finished with plush fitted carpeting and neutral décor, the space offers both comfort and sophistication.
With its high-quality fittings and thoughtful layout, this dressing room provides a perfect walk-through wardrobe space, ideal for modern living and organisation.

Open Plan Kitchen / Rear Lounge / Dining

24'10 x 19'1 (7.57m x 5.82m)
A stunning and expansive open-plan kitchen, dining and rear lounge, forming the heart of the home and finished to an exceptional standard throughout. Designed with modern living in mind, this impressive

space offers both style and functionality, ideal for everyday family life and entertaining.
The kitchen area is fitted with a comprehensive range of contemporary wall and base units, complemented by high-quality granite worktops and matching granite splashbacks, creating a sleek and premium finish. Integrated appliances include a double oven and grill, microwave, dishwasher, full-size fridge and freezer, along with an electric hob with extractor and inset sink. A standout feature is the central island with breakfast bar seating, providing additional workspace and a sociable dining area, alongside a dedicated dining space with feature pendant lighting above.
The space flows seamlessly into the spacious rear lounge area, featuring a striking media wall with inset electric fireplace, complemented by stylish display niches and shelving for both practicality and design appeal.
The room is beautifully enhanced by multiple Velux (skylight) windows and large bi-folding doors, flooding the space with natural light and providing direct access to the rear garden, perfect for indoor-outdoor living.
Finished with herringbone-effect flooring, recessed ceiling spotlights, modern vertical radiators, and statement lighting, the space offers a bright, contemporary, and cohesive feel throughout.
This exceptional open-plan area perfectly combines luxury, comfort, and practicality, making it ideal for both relaxed family living and entertaining guests.

Utility

5'2 x 5'5 (1.57m x 1.65m)
A well-appointed and practical utility room, fitted with a range of modern grey wall and base units, complemented by a contrasting work surface and tiled splashback, creating a clean and contemporary finish.
The space features a black sink with mixer tap, adding a stylish contrast, and provides plumbing for a washing machine, with additional room for further appliances if required. Laminate flooring enhances durability and ease of maintenance, making the room ideal for everyday use.
Finished with neutral décor and spotlight lighting, the utility offers a bright and functional space, perfectly suited for laundry and additional storage needs.

WC

2'10 x 4'7 (0.86m x 1.40m)
A stylish and modern ground floor WC, fitted with a low-level WC and contemporary vanity unit with integrated wash basin, providing both practicality and storage.
The room is finished with part tiled walls in a sleek marble-effect design, complemented by tiled flooring for a clean and cohesive look. A wall-mounted mirror enhances the sense of space, while recessed ceiling spotlights provide bright and even lighting.
Additional features include a heated towel rail and extractor fan, ensuring comfort and ventilation. Finished to a high standard throughout, this WC offers a smart and functional addition to the home.

Stairs & Landing

6'6 x 11'10 (1.98m x 3.61m)
A beautifully finished staircase and first-floor landing, designed with a contemporary and elegant finish. The carpeted staircase features a stylish oak handrail with glazed balustrade, creating a bright and open feel while adding a modern touch.
The landing area is spacious and well-presented, benefitting from decorative wall panelling and neutral décor, enhancing the overall high-quality finish. A striking feature chandelier-style light fitting is complemented by additional recessed ceiling spotlights, providing excellent lighting and a sense of luxury.
Further features include a wall-mounted radiator and access to all first-floor rooms.
This impressive space offers a stylish and cohesive transition between floors, reflecting the high standard seen throughout the home.
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Directions

