



MCDERMOTT & CO
THE PROPERTY AGENTS



£475,000

6 Barnside Way, Woodhouses, Woodhouses Failsforth, Manchester, M35 9NT

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****REDUCED** **DETACHED** **FOUR BEDROOMS** **WOODHOUSES VILLAGE** **GARAGE** ** DRIVEWAY* **THREE RECEPTION ROOMS** ** THREE BATHROOMS** **WELL PRESENTED** **FIELD VIEWS****

McDermott and Co are delighted to bring to the market this four bedroomed detached property in the popular area of Woodhouses village. The property is warmed by gas central heating and benefits from upvc double glazing. Comprising of entrance hallway, lounge, 2nd reception/dining room, kitchen and door leading to garage, dining area, downstairs wc, four bedrooms with bedroom having an en-suite, and the family bathroom. To the front there is a block paved driveway for two cars and garage with electric door. The rear garden is on a spilt level with fields views, there is a paved area and lawned area.

Entrance Hallway

6'2 x 8'1 (1.88m x 2.46m)
Laminate flooring, radiator with cover, neutral decor, storage cupboard, stairs off.

Lounge

11'9 x 17'1 (3.58m x 5.21m)
Front facing, carpeted, radiator, wall lights, gas fire with surround and hearth, wooden style shutter blinds, neutral decor, double doors to dining room/2nd reception room.

Dining Room/2nd Reception Room

9'1 x 13'2 (2.77m x 4.01m)
Rear facing, carpeted, radiator, neutral decor, bi fold doors with wooden style shutter blinds, leading to rear garden.

Downstairs WC

2'9 x 4'2 (0.84m x 1.27m)
Two piece bathroom suite in white comprising sink and toilet, tiled splashback, radiator, laminate flooring.

Kitchen

8'9 x 9'9 (2.67m x 2.97m)
Rear facing, range of fitted wall and base units in sage green finish with complimentary wooden style worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, integrated fridge and freezer, laminate flooring, spotlights, wooden style shutter blinds, plumbing for dishwasher and dishwasher, neutral decor.

Dining Room

7'7 x 12'9 (2.31m x 3.89m)
Rear facing, laminate flooring, radiator, neutral decor, wood shutter blinds, door leading to garage, patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, window at the top of the stairs side facing, carpeted, neutral decor.

Landing, carpeted, radiator with cover, storage cupboard, neutral decor, loft access.

Bedroom One

10'3 x 13'9 (3.12m x 4.19m)
Front facing, carpeted, radiator with cover, wooden style shutter blinds, door leading to en-suite.

En-Suite

6'6 x 5'1 (1.98m x 1.55m)
Side facing, three piece bathroom suite in white comprising wc and vanity sink, tiled splashback, shower cubicle, heated chrome towel rail, shaving point, spotlights, neutral decor, laminate flooring.

Bedroom Two

9'1 x 11'4 (2.77m x 3.45m)
Rear facing, carpeted, radiator, wooden style shutter blinds, neutral decor.

Bedroom Three

8'10 x 6'11 (2.69m x 2.11m)
Rear facing, carpeted, radiator, wooden style shutter blinds, neutral decor.

Bedroom Four

8'2 x 8'4 (2.49m x 2.54m)
Front facing, carpeted, radiator, wooden style shutter blinds.

Family Bathroom

5'6 x 6'9 (1.68m x 2.06m)
Side facing, three piece bathroom suite in green comprising vanity sink and vanity toilet, shower over bath, fully tiled walls, laminate flooring, spotlights, shaving point.

Garage

8'4 x 17'5 (2.54m x 5.31m)
Electric garage door.

Externally

To the front there is a block paved driveway for two cars and door to the garage with electric door. The rear garden is on a spilt level with fields views, there is a paved area and lawned area.

Tenure

We have been advised 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

