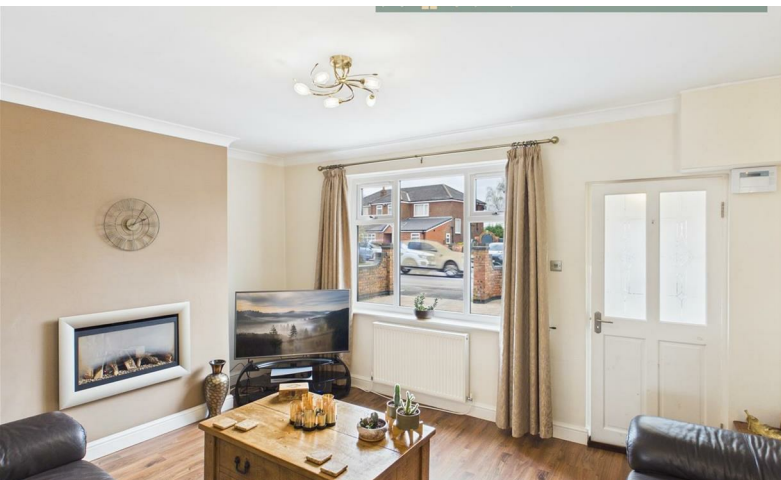




MCDERMOTT & CO
THE PROPERTY AGENTS



£319,950

164 Medlock Road, Woodhouses, Woodhouses Failsforth, Manchester, M35 9WP

164 Medlock Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9WP

Set in the sought after village of Woodhouses, McDermott & Co are delighted to bring to the market this chain free, extended four bedroom end quasi semi.

Within close proximity to surrounding schools, local amenities and facilities including golf course, cricket club and a short walk to Daisy Nook Country Park.

Benefitting from upvc double glazing and gas central heating. The internal layout comprises of entrance porch, lounge, dining room, kitchen with integrated appliances, four bedrooms three of which have built in furniture and separate modern bathroom.

To the front is an imprinted concrete driveway providing off road parking and electric door to garage.

The rear overlooks farmland and offers a small private area laid with imprinted concrete.

Entrance Porch

2'5" x 3'8" (0.75 x 1.12)
Entrance porch, tiled flooring, neutral decor, door into lounge.

Lounge

11'9" x 14'1" (3.59 x 4.31)
Front facing, laminate flooring, radiator, gas fire, neutral decor.

Dining Room

293 x 464 (89.31m x 141.43m)
Arch into kitchen, carpeted, radiator, neutral decor, storage cupboard, stairs off.

Kitchen

9'10" x 14'8" (3.01 x 4.49)
Rear facing, two windows, range of fitted wall and base units in soft grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in double electric oven and induction hob & overhead extractor hood, tiled splashback, integrated fridge, freezer & dishwasher, radiator, neutral decor.

Stairs and Landing

Stairs leading to first floor rooms, carpeted, neutral decor - landing, carpeted, neutral decor, loft access.

Bedroom One

359 x 407 (109.42m x 124.05m)
Front facing, laminate flooring, radiator, wall lights, built in wardrobes and cupboards, fitted dressing table, two free standing bedside cabinets, neutral decor.

Bedroom Two

11'3" x 8'3" (3.453 x 2.52)
Front facing, carpeted, double mirrored wardrobes, wall lights, neutral decor.

Bedroom Three

8'8" x 8'3" (2.65 x 2.52)
Rear facing, carpeted, radiator, double mirrored wardrobe, neutral decor.

Bedroom Four/Office

12'5" x 7'5" (3.8 x 2.28)
Rear facing, carpeted, radiator, built in storage cupboard, neutral decor.

Bathroom

6'7" x 7'6" (2.01 x 2.31)
Rear facing, three piece bathroom suite in white comprising vanity sink and vanity toilet unit, shower over P shaped bath, heated chrome towel rail, fully tiled walls , tiled flooring, spotlights.

Garage

24'2" x 8'5" (7.39 x 2.58)
Garage with electric doors, concrete flooring, with direct access through to the rear garden area.

External

To the front of the property has a imprinted concrete driveway and electric door to garage. To the rear there is an imprinted concrete area and fields view.

Tenure

We have been advised by the vendors 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

