



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£275,000**

132 Medlock Road, Woodhouses Village, Woodhouses Failsworth, Manchester, M35 9WP

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McDermott & Co are proud to bring to the market this chain free beautifully presented three-bedroom end-terrace home, occupying a convenient position on Medlock Road, Failsworth. Providing spacious accommodation arranged over three floors, this charming property combines character features with modern styling, making it an ideal purchase for first-time buyers, families and professionals alike.

Briefly comprising a welcoming entrance porch, spacious lounge and a modern dining kitchen fitted with shaker-style units and integrated appliances. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom, whilst the second floor hosts a generous loft bedroom benefitting from its own en suite shower room.

A particular feature of the property is the character retained throughout, including exposed timber beams, whilst the versatile three-storey layout provides excellent flexibility for modern living. The home is further enhanced by an abundance of natural light, tasteful décor and well-proportioned rooms throughout.

### Porch

3'9 x 5'11 (1.14m x 1.80m)  
A bright and welcoming entrance porch enjoying an abundance of natural light from surrounding uPVC double-glazed windows and a glazed entrance door. Benefiting from fitted storage cupboards, ceiling lighting and pleasant views to the front, the porch provides a practical space for coats, shoes and everyday storage while creating an attractive entrance to the home.

### Lounge

11'9 x 14'1 (3.58m x 4.29m)  
A spacious and beautifully presented lounge featuring a front-facing window allowing an abundance of natural light. Benefiting from wood-effect flooring, ceiling light fitting, wall lighting, radiator and an attractive exposed timber beam, the room offers ample space for a range of lounge furniture. Finished in neutral tones throughout, this bright and welcoming reception room provides an ideal space for both everyday living and entertaining.

### Dining Kitchen

8'2 x 14'1 (2.49m x 4.29m)  
A modern kitchen / dining room fitted with a range of shaker-style wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood, together with space for additional appliances.

Benefiting from wood-effect flooring, ceiling spot lighting, a radiator and an attractive exposed timber beam, the room offers ample space for a dining table and chairs. A rear-facing window allows plenty of natural light, while a door provides access to the rear garden, creating a practical and sociable space for everyday living.

### Stairs & Landing

5'1 x 14'1 (1.55m x 4.29m)  
A carpeted staircase rises from the ground floor to the first-floor landing, featuring a spindle balustrade and ceiling lighting. The landing provides access to both bedrooms and the bathroom, creating a practical connection between the first-floor accommodation. Bright and well presented throughout, the space complements the modern finish found across the home.

### Bedroom One

9'1 x 14'1 (2.77m x 4.29m)  
A spacious double bedroom featuring dual rear-facing windows allowing an abundance of natural light. Benefiting from fitted carpeting, ceiling light fitting, radiator and attractive exposed timber ceiling beams, the room offers ample space for a double bed and additional bedroom furniture. Beautifully presented throughout, this bright and well-proportioned bedroom provides a comfortable and inviting retreat.

### Bedroom Two

8'5 x 8'4 (2.57m x 2.54m)  
A well-proportioned double bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting, radiator and attractive exposed timber ceiling beams, the room offers ample space for a double bed and additional bedroom furniture. Bright and well presented throughout, this comfortable bedroom is ideally suited for family members or guests.

### Bathroom

8'1 x 5'11 (2.46m x 1.80m)  
A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, vanity wash hand basin with storage beneath and a low-level WC. Complemented by tiled flooring, fully tiled walls, a chrome heated towel rail and a frosted rear-facing window providing natural light and ventilation. A bright and well-presented bathroom finished in a clean and contemporary style.

### Stairs to 2nd Floor

A carpeted staircase rises from the first-floor landing to the second-floor accommodation, featuring a painted handrail and spindle balustrade. Benefiting from ceiling lighting, the staircase provides access to the loft room suite and continues the bright and well-presented finish found throughout the property.

### Loft Room

11'6 x 11' (3.51m x 3.35m)  
A spacious loft bedroom featuring fitted carpeting, a radiator and a large rooflight allowing plenty of natural light. Offering space for a double bed and additional furniture, the room benefits from a private en suite shower room, making it an ideal bedroom or guest suite.

### En Suite

9'5 x 2'9 (2.87m x 0.84m)  
A modern en suite fitted with a three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. Complemented by tiled flooring, partially tiled walls, a chrome heated towel rail and a rooflight providing natural light and ventilation. A bright and well-presented en suite serving the loft bedroom.

### External

To the front, the property benefits from a driveway providing off-road parking together with gated side access to the rear.

To the rear is a private enclosed courtyard garden, providing a low-maintenance outdoor space ideal for seating and entertaining. The courtyard also benefits from a useful timber storage shed and is enclosed by walls and fencing for added privacy.

### Tenure - Leasehold

The property is listed as leasehold with 828 years remaining and an annual ground rent of £1.15

### 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

