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THE PROPERTY AGENTS



**£730,000**

19 Farmstead Close, Woodhouses, Woodhouses Village, Failsworth, Manchester, M35 9NU

# 19 Farmstead Close, Woodhouses, Woodhouses Village, Failsworth, Manchester, M35 9NU

We are proud to present to the market 19 Farmstead Close, situated in the highly regarded and sought after Woodhouses Village. This executive four bedroomed detached residence is set on a good size plot tucked away in a quiet cul-de-sac.

Built circa 1993 and since having undergone modernisation throughout with the addition of a large rear extension this family home provides substantial living accommodation across two levels in move in ready condition.

The interior which is bright and neutral throughout briefly comprises entrance hallway with storage cupboard, family lounge which is open through to the orangery giving direct access out through bi-fold doors into the rear garden, fully equipped dining kitchen which also has bi-fold doors out to the rear garden, downstairs wc, the office is a versatile room which could also be used as a playroom etc & a utility room off the kitchen.

## Entrance Hallway

14'5 x 7'5 (4.39m x 2.26m)

LVT flooring, radiator, spotlights, neutral decor, understairs storage cupboard, stairs off.

## WC

7'5 x 3'2 (2.26m x 0.97m)

Front facing, two piece suite in white comprising vanity sink and toilet, radiator, LVT flooring, neutral decor.

## Lounge

12'2 x 17'10 (3.71m x 5.44m)

Front facing into bay window, laminate flooring, two radiators, spotlights, feature partly panelled wall, neutral decor.

## Orangery

13'8 x 11'11 (4.17m x 3.63m)

Rear facing, laminate flooring, radiator, spotlights, skylight, neutral decor, bi fold doors to the side leading to rear garden.

## Dining Kitchen

23'7 x 8'4 (7.19m x 2.54m)

Rear facing, range of fitted wall and base units in white gloss finish with complimentary white granite worktops. Inset sink and drainer with mixer taps over, free standing range cooker electric oven and gas hob with extractor hood over, integrated dishwasher, LVT flooring, spotlights, neutral decor.

Dining Area, LVT flooring, radiator, neutral decor, bi fold doors leading to rear garden.

## Utility Room

8'10 x 5'1 (2.69m x 1.55m)

Range of fitted wall and base units in white gloss finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, plumbing for washer, radiators, LVT flooring, spotlights, neutral decor, door to side garden.

## Office

8'10 x 7'0 (2.69m x 2.13m)

Side facing, laminate flooring, radiator, featured partly panelled walls, spotlights, neutral decor.

## Stairs and Landing

Stairs and Landing leading to all first floor rooms, carpeted, neutral decor - landing, glass banister, window to front, radiator, carpeted, neutral decor, storage cupboard, loft access.

## Bedroom One

11'7 x 13'2 (3.53m x 4.01m)

Rear facing, laminate flooring, radiator, spotlights, neutral decor. built in wardrobes and drawers.

## En-Suite

4'0 x 7'11 (1.22m x 2.41m)

Side facing, three piece suite in white comprising vanity sink and toilet and walk in shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

## Bedroom Two

11'10 x 10'1 (3.61m x 3.07m)

Rear facing, laminate flooring, radiator, neutral decor, built in wardrobes.

## Bedroom Three

10'3 x 10'3 (3.12m x 3.12m)

Rear facing, laminate flooring, radiator, neutral decor, built in wardrobes.

## Bedroom Four

9'0 x 7'5 (2.74m x 2.26m)

Front facing, laminate flooring, radiator, neutral decor.

## Bathroom

6'9 x 7'10 (2.06m x 2.39m)

Front facing, three piece bathroom suite in white comprising vanity sink and toilet unit, bath, heated chrome towel rail, partly tiled walls, tiled flooring, spotlights, storage cupboard, neutral decor.

## Garage

17'0 x 16'9 (5.18m x 5.11m)

Double garage with electric door, concrete flooring, electrics, featured partly panelled walls, storage cupboards, spotlights, loft access.

## External

To the front there is a tarmacked driveway for five cars, door to double garage, gates to side and rear gardens. Private rear garden with field view, lawned and paved areas leading to side garden which is also has privacy and paved and large lawned area, doors leading into utility room and door leading to garage.

## Tenure

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

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-65) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-65) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		