



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£510,000**

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

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Nestled in the desirable location of Farmstead Close in Woodhouses village, Failsworth, this charming detached house offers a perfect blend of comfort and style. Built in 1991, boasting a spacious layout that is ideal for family living. With four well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy.

Featuring three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home. Additionally, the property includes two modern bathrooms and an additional downstairs WC, ensuring convenience for both family members and guests alike.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in this sought-after area. The surrounding sought after neighbourhood is known for its community spirit and accessibility to local amenities, making it an ideal choice for families and professionals alike.

### Hallway

18'2 x 6'2 (5.54m x 1.88m)

Light and spacious entrance hall, neutral décor, carpeted, storage cupboard on entry, under stair storage , radiator, stairs leading to first floor & pendant lighting.

### Lounge

17'1 x 11'9 (5.21m x 3.58m)

Neutral décor, carpets, feature modern gas fire, radiator, wall lighting, uPVC window to the front.

### Sitting Room

13'2 x 9'1 (4.01m x 2.77m)

Neutral décor, carpets, uPVC French doors to decked terrace leading on to garden, pendant lighting, radiator.

### Kitchen

9'10 x 8'8 (3.00m x 2.64m)

Modern open kitchen fitted with a range of base units integrated appliances, including gas hob with extractor hood , grill, oven & microwave. Stainless steel sink and drainer, uPVC window overlooking the garden. Space for washing machine & fridge/freezer Laminate flooring and pendant lighting.

### Dining Room

12'8 x 7'7 (3.86m x 2.31m)

A continuation from the kitchen giving a light and open space for dining and entertaining comprising neutral décor, laminate flooring, radiators and pendant lighting. Addition base and wall units for additional storage, uPVC French doors leading to the conservatory and door to garage.

### Conservatory

9'5 x 9'4 (2.87m x 2.84m)

Leading from the dining room with doors onto the garden, with laminate flooring, ceiling fan and lighting, radiator.

### WC

4'3 x 2'8 (1.30m x 0.81m )

Situated from the hallway comprising low level WC, hand was basin, radiator, vanity unit and extractor fan.

### Stairs & Landing

Neutral decor, uPVC window, carpeted, access to the loft, pendant lighting.

### Bedroom One

13'7 x 10'0 (4.14m x 3.05m)

A spacious double bedroom, uPVC window to the front aspect, neutral décor, laminate flooring, radiator and ceiling fan with lighting.

### En-Suite

5'0 x 6'7 (1.52m x 2.01m)

From Bedroom One, part tiled, shower cubicle with mains rainfall shower, was basin, low level WC, heated towel rail, and mirrored vanity units., uPVC window.

### Bedroom Two

11'5 x 9'2 (3.48m x 2.79m)

Double bedroom, Neutral décor, carpeted, uPVC window to the rear, radiator and pendant lighting.

### Bedroom Three

6'10 x 8'8 (2.08m x 2.64m)

Neutral décor, laminate flooring, spot lighting, ceiling fan, uPVC window.

### Bedroom Four

8'0 x 7'10 (2.44m x 2.39m)

Single bedroom with fitted units, neutral décor, uPVC window to the front, pendant lighting and radiator.

### Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Part tiled family bathroom, fully fitted with 3 piece bathroom suite including bath with glass shower screen & mains shower over, WC, wash basin, mirrored vanity units, heated towel rail, uPVC privacy window.

### Garage

17'3 8'3 (5.26m 2.51m)

Access front both the dining room and externally the garage offers additional storage space with shelving, strip lighting and up and over door.

### External

The property boasts a large driveway for multiple vehicles, to the rear generously sized lawned garden complete with decked area and an array of mature plants and shrubs, perfect for relaxing, on a late summers evening.

### Tenure - Freehold

The property is listed as Freehold

### 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

The figure displays two energy performance charts for England & Wales, based on the EU Directive 2002/91/EC. The top chart is the Energy Efficiency Rating (A-G), and the bottom chart is the Environmental Impact (CO2) Rating (A-G). Both charts show a range of possible ratings from A (Very energy efficient / Very environmentally friendly) to G (Not energy efficient / Not environmentally friendly). The current rating is 79, and the planned rating is 59.

| Rating | Energy Efficiency (kWh/m²/yr) | Environmental Impact (CO2/m²/yr) |
|--------|-------------------------------|----------------------------------|
| A      | ≤ 35                          | ≤ 35                             |
| B      | 36 - 45                       | 36 - 45                          |
| C      | 46 - 55                       | 46 - 55                          |
| D      | 56 - 65                       | 56 - 65                          |
| E      | 66 - 75                       | 66 - 75                          |
| F      | 76 - 85                       | 76 - 85                          |
| G      | 86 - 100                      | 86 - 100                         |

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