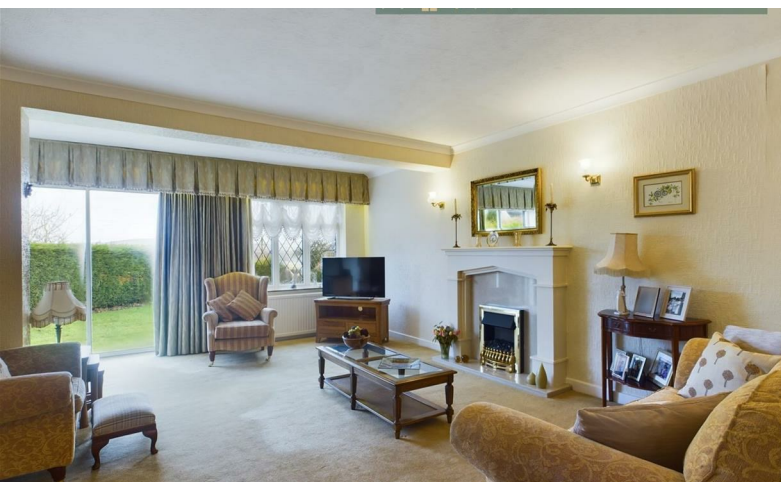




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£424,995**

23 Stamford Drive, Woodhouses, Woodhouses Failsforth, Manchester, M35 9WS



# 23 Stamford Drive, Woodhouses, Woodhouses Failsworth, Manchester, M35 9WS

**\*\*CHAIN FREE\*\* \*\*DETACHED\*\* \*\*FOUR DOUBLE BEDROOMS\*\* \*\*SOUGHT AFTER AREA\*\* \*\*LARGE GARAGE\*\* \*\*DRIVEWAY\*\* \*\*REAR GARDEN WITH SCENIC VIEWS\*\* \*\*DOWNSTAIRS WC\*\* \*\*DINING AREA\*\* \*\*LARGE LOUNGE\*\***

Mcdermott & Co are delighted to present to the market this well presented four bedroom detached property sat in the heart of the desirable Woodhouses Village. Briefly comprising of; entrance porch leading into hallway and garage, large lounge, dining area, kitchen/diner, downstairs WC. To the first floor are four double bedrooms, family shower room. Externally benefits from a block paved driveway, lawned garden and door to large garage and to the rear a lawned private garden. The rear of the property features scenic far reaching views of the villages meadows. Perfect opportunity for a family to purchase with surrounding schools, easy access to local amenities and facilities and a short walk to Daisy Nook Country Park.

## Entrance Porch

3'8 x 12'5 (1.12m x 3.78m)  
Large porch, carpet tiles, wall light, door to garage.

## Hallway

8'11 x 4'10 (2.72m x 1.47m)  
Carpeted, radiator, neutral decor, under stairs storage cupboard.

## Downstairs WC

2'10 x 6'6 (0.86m x 1.98m)  
Front facing, one piece bathroom suite in cream comprising of toilet, radiator, carpeted, neutral decor.

## Lounge

18'9 x 14'9 and 5'9 x 11'4 (5.72m x 4.50m and 1.75m x 3.45m)  
Rear facing into two bay windows, carpeted, three radiators, gas fire with surround and hearth, wall lights, neutral decor, patio doors leading to rear garden.

## Dining Area

10'6 x 8'11 (3.20m x 2.72m)  
Rear facing, carpeted, radiator, neutral decor.

## Kitchen

10'4 x 11'11 (3.15m x 3.63m)  
Front facing, range of fitted wall and base units in cream finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, washer, dryer, radiator, serving hatch to dining area, neutral decor.

## Stairs

Window halfway up the stairs, carpeted, neutral decor.

## Bedroom One

12'1 x 8'11 (3.68m x 2.72m)  
Rear facing, carpeted, radiator, built in wardrobes and cupboards, neutral decor.

## Bedroom Two

8'11 x 9'8 (2.72m x 2.95m)  
Front facing, carpeted, radiator, built in wardrobes, neutral decor.

## Bedroom Three

12'1 x 6'11 (3.68m x 2.11m)  
Rear and side facing, carpeted, radiator, neutral decor.

## Bedroom Four

9'0 x 7'6 (2.74m x 2.29m)  
Rear facing, carpeted, radiator, neutral decor.

## Family Shower Room

5'9 x 5'9 (1.75m x 1.75m)  
Front facing, three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure, heated chrome towel rail, partly tiled walls, laminate flooring, built storage cupboards, spotlights, neutral decor.

## Externally

To the front there is a block paved drive and door leading to large garage and lawned garden. To the rear and private lawned garden.

## Tenure

We await this information from the vendors.

## 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 usually pay 5% on top of these rates if you own another residential property.  
Rates up to 31 March 2025  
Property or lease premium or transfer value SDLRate  
Up to £250,000 Zero  
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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
  - 5% on the final £45,000 = £2,250
  - total SDLT = £2,250
- Rates from 1 April 2025  
Property or lease premium or transfer value SDLRate  
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

