



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£419,000**

86 Failsworth Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9NN



# 86 Failsworth Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9NN

Situated on Failsworth road in the sought after Woodhouses Village is this three double bedroomed townhouse set over three storeys .

Built circa 2008 this spacious and immaculate home comprises of entrance porch, lounge, dining kitchen with central island and bi fold doors opening into the rear garden, stairs off the lounge lead to first floor with two double bedrooms and separate shower room, further stairs off the first floor landing lead to the second floor master bedroom complete with ensuite and walk in wardrobes.

It is clear from the moment you enter how well maintained and presented this property is having been fully modernised, with neutral decor throughout making this an easy key turn ready home for a buyer.

A artificial lawned front garden and gated paved path leads to the entrance, to the rear a lovely paved garden area with access to the garage/storage with electric door and two allocated parking spaces. Within close proximity to surrounding schools, easy access to local amenities and facilities including golf course, cricket club and a short walk to Daisy Nook Country Park.

### Entrance Porch

3'8 x 4'2 (1.12m x 1.27m)  
Entrance porch, side facing, brick walls, vinyl flooring, radiator, storage cupboard.

### Lounge

19'5 x 12'1 (5.92m x 3.68m )  
Front facing, carpeted, two radiators, lights in built in shelves, inset for tv, electric feature fire, wooden shutter blinds, neutral decor, under stairs storage cupboard, stairs off.

### Kitchen/Diner

15'10 x 13'8 (4.83m x 4.17m )  
Rear facing, modern range of fitted wall and base units in white finish with complimentary black worktops. Kitchen island with white base units and white worktop with storage , wine cooler and breakfast bar seating. Inset sink and drainer with mixer taps over, built in electric oven and microwave, induction hob with extractor hood over, splashback, free standing American fridge freezer, tiled flooring, under unit lighting and kickboard lighting, radiator, spotlights, two radiators, feature panelled wall, built in speakers in ceiling, bi fold doors leading to rear garden.

### Stairs leading to first floor

Carpeted, neutral decor, landing - carpeted, radiator, neutral decor.

### Bedroom Two

14'0 x 13'4 (4.27m x 4.06m )  
Rear facing, carpeted, radiator, neutral decor.

### Bedroom Three/Office

8'8 x 13'5 (2.64m x 4.09m)  
Front facing, laminate flooring, radiator, neutral decor, wooden shutter blinds.

### Shower Room

8'1 x 5'4 (2.46m x 1.63m )  
Modern three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure with rainfall shower head, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, built in speakers in ceiling.

### Stairs leading to Bedroom One

Carpeted, velux window at the top of the stairs.

### Bedroom One

21'1 x 9'6 (6.43m x 2.90m )  
Front facing, two velux windows, carpeted, radiator, storage cupboards, neutral decor.

### En-Suite

7'1 x 5'9 (2.16m x 1.75m )  
Rear facing, velux window, modern three piece bathroom suite in white comprising vanity sink and toilet, corner shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

### Walk in Wardrobe

7'5 x 7'4 (2.26m x 2.24m )  
Rear facing, velux window, carpeted, radiator, neutral decor.

### Garage/Storage Room

8'10 x 8'8 (2.69m x 2.64m )  
Brick walls, plumbing for washer, electric door.

### Externally

To the front of the property there is a paved path and artificial grassed area and to the rear paved with feature in the middle of the garden and lighting. There is a garage/storage with electric door and two parking spaces at the rear.

### 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 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

