



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£375,000**

183 Medlock Road, Failsworth, Manchester, M35 9NQ

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A beautifully presented three-bedroom freehold home, located in the highly sought-after Woodhouses Village and offered to the market chain free. The property has been finished to a high standard throughout, with contemporary interiors, generous living space and far-reaching views to the rear. The standout feature is the open-plan kitchen, dining and living area, complete with a central island, integrated appliances and large aluminium sliding doors opening directly onto the garden. This creates a bright, sociable space well suited to both everyday living and entertaining. Externally, there is a double-width driveway providing off-road parking, side access to the rear, and a landscaped low-maintenance garden with decked seating areas, paved patio and artificial lawn. The rear enjoys an attractive open aspect with far-reaching views across green space. Located close to well-regarded schools, local amenities and transport links, this is a stylish and practical home in a popular village setting.

## Hallway

3'7 x 9'5 (1.09m x 2.87m)

A bright and welcoming entrance hallway with modern neutral décor, herringbone-style flooring and staircase rising to the first floor.

## Lounge

11'0 x 14'1 (3.35m x 4.29m)

A well-proportioned front-facing lounge with a large window, modern finish and space for comfortable seating.

## WC/ Utility

4'7 x 6'11 (1.40m x 2.11m)

A practical ground floor WC and utility area, with vanity unit, wash basin, worktop space and plumbing for appliances.

## Open Plan Kitchen/Dining/Living Area

18'8 x 22'8 (5.69m x 6.91m)

A spacious open-plan living area forming the heart of the home, featuring a central island, integrated appliances, dining space and large aluminium sliding doors opening onto the rear garden.

## Stairs & Landing

3'2 x 7'8 (0.97m x 2.34m)

A bright first-floor landing with modern décor, fitted carpet and access to all upstairs accommodation.

## Bedroom One

10'0 x 11'2 (3.05m x 3.40m)

A bright main bedroom with aluminium sliding doors, Juliet balcony, rear views and two skylights with solar-powered blackout blinds.

## En-Suite Bathroom

6'4 x 8'8 (1.93m x 2.64m)

A stylish en-suite featuring a freestanding bath, walk-in shower, vanity unit, WC, modern tiling and heated towel rail.

## Bedroom Two

14'1 x 11'5 (4.29m x 3.48m)

A spacious double bedroom with a large window, modern finish and ample space for bedroom furniture.

## Bedroom Three

8'1 x 9'4 (2.46m x 2.84m)

A versatile third bedroom, ideal as a single bedroom, nursery, dressing room or home office.

## Shower Room

8'0 x 3'11 (2.44m x 1.19m)

A contemporary shower room with walk-in shower, vanity unit, WC, heated towel rail and modern tiled finish.

## External

The property benefits from a double-width driveway providing off-road parking, with side access leading to the rear garden.

The rear garden has been landscaped for low-maintenance outdoor living, with decked seating areas, paved patio, artificial lawn and far-reaching views across open green space.

## 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

