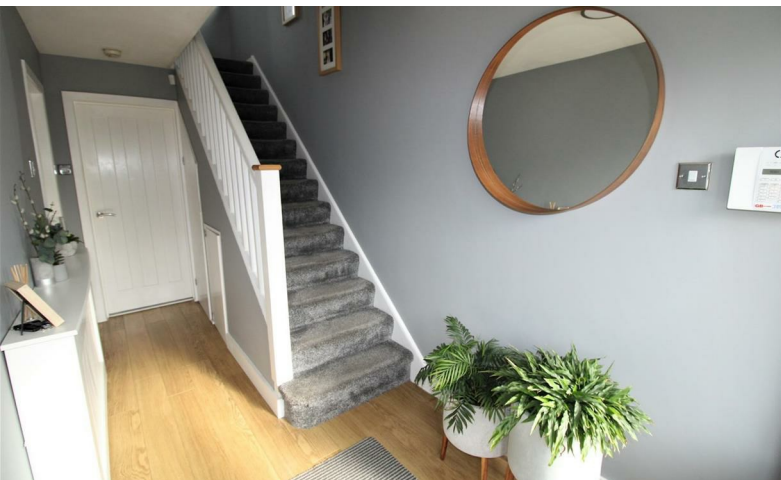




MCDERMOTT & CO

THE PROPERTY AGENTS



£289,950

48 Shaw Head Drive, Failsworth, Manchester, M35 0SB

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****REDUCED** **DETACHED** **IDEAL FOR FAMILIES** **DRIVEWAY** **WELL MAINTAINED REAR GARDEN** **3 BEDROOMS** **LOFT CONVERSION** **WELL PRESENTED****

Four bedroomed detached family home in the sought after area of Failsworth. Benefitting from a beautiful modern interior throughout as well as being warmed by gas central heating, UPVC double glazing and secured by fully fitted alarm system. The property has had a loft conversion creating additional living space making this an ideal purchase for a family ready to occupy and also briefly comprises of; entrance hallway, spacious lounge, contemporary kitchen/diner with sliding patio doors out to the rear, two double first floor bedrooms, modern family bathroom and study/office room with additional stairs up to the third loft bedroom. Externally to the front is a block paved driveway with gated access through to rear private garden finished with paved patio and lawned areas complete with garden shed which have been well maintained. In close proximity to local schools, public transport links and Lord Lane shops/amenities and is proven to be a popular location for home buyers. Viewings highly recommended.

Entrance Hallway

14'0 x 6'0 (4.27m x 1.83m)

Front entrance, oak laminate flooring, radiator, stairs off to first floor, under stair storage, access to lounge and kitchen, neutral decor.

Lounge

14'0 x 10'4 (4.27m x 3.15m)

Front facing bay window, fitted blinds, oak laminate flooring, TV point, fitted gas fire, wall lights, neutral décor with feature wall.

Kitchen/Diner

8'8 x 16'8 (2.64m x 5.08m)

Rear facing window, sliding patio doors, range of wall and base units in white gloss with solid oak worktop, integrated double oven/ fridge/freezer/ washer/dryer/ dishwasher and ceramic hob with extractor over, glass panel splashback, inset stainless steel sink with mixer tap and drainer, oak laminate floor, TV point, spotlights, neutral decor.

Stairs

Carpeted, access to landing, side facing window, storage cupboard, access to all first floor rooms.

Bedroom 1

10'5 x 10'1 (3.18m x 3.07m)

Front facing with window, fitted blinds, laminate flooring, wardrobe storage, TV point, neutral decor.

Bedroom 2

10'2 x 8'10 (3.10m x 2.69m)

Rear facing with window, roller blinds, laminate flooring, wardrobe storage, TV point, neutral decor.

Family Bathroom

5'5 x 7'6 (1.65m x 2.29m)

Rear facing with two windows, roller blinds, three piece bathroom suite in white, combination WC and vanity sink, bath with thermostatic shower over, glass screen, heated towel rail, tiled walls and flooring, spotlights, neutral decor.

Study/Office

6'11 x 6'3 (2.11m x 1.91m)

Front facing window, fitted blinds, laminate flooring, radiator, neutral decor, stairs off to third bedroom.

Stairs

Carpeted, access to third/loft room.

Bedroom 3

11'4 x 16'8 (3.45m x 5.08m)

Loft room, two velux windows, carpeted, TV point, radiator, spotlights, neutral decor.

Externally

Paved driveway for two cars, gated side access to rear garden, paved and lawned areas, garden shed.

Tenure

The vendor has confirmed the property is Leasehold with annual ground rent of £15.00 per annum.

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 SDLT rate

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 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

