



MCDERMOTT & CO

THE PROPERTY AGENTS



£249,999

28 Hampton Road, Failsworth, Manchester, M35 9HT

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****REDUCED** **NEWLY REFURBISHED** **IDEAL FOR FAMILIES** **DRIVEWAY** **LARGE REAR GARDEN** **POPULAR LOCATION****

Mcdermott & Co present to the market this extended and newly refurbished semi detached house situated in a popular location in the Failsworth area. The current owners have spared no expense creating a modern finish with the property briefly comprising of entrance vestibule, lounge, open kitchen/ diner complete with downstairs WC, three bedrooms, master bedroom en-suite and a contemporary family bathroom. Other features consist of brand new fitted carpets, new fitted kitchen and new three piece bathroom suite. Perfect opportunity for a family ready to move in to their new home with externally offering a driveway for one car, side access leading through to a large rear garden with patio and good size garden area. Located in friendly residential area with close by access to local primary and secondary schools, amenities and bus links can be accessed via Ashton Road East and Roman Road. Viewings highly recommended.

Entrance Vestibule

Carpeted, leading into lounge.

Lounge

Front facing with window, carpeted, radiator, neutral decor.

Kitchen

Rear facing, range of wall and base units in grey gloss with complimentary quartz worktops, ceramic induction hob with extractor over, integrated oven, integrated fridge/freezer, stainless steel sink with mixer tap, radiator, vinyl flooring, storage cupboard, access to downstairs WC, neutral decor, double doors leading out to rear.

Downstairs WC

Two piece suite, WC and sink basin, vinyl flooring, neutral decor.

Stairs

Carpeted, access to landing.

Bedroom 1

Front facing with window, carpeted, radiator, access to shower room en-suite, storage cupboard, neutral decor.

En-suite Shower Room

Front facing with window, three piece bathroom suite in white with WC, sink basin, thermostatic shower enclosure, chrome heated towel rail, vinyl flooring.

Bedroom 2

Rear facing with window, carpeted, radiator, neutral decor.

Bedroom 3

Side facing with window, carpeted, radiator, neutral decor.

Family Bathroom

Three piece bathroom suite in white, WC, sink basin, thermostatic shower over bath with glass shower screen, chrome heated towel rail, vinyl flooring.

Externally

Front paved driveway, access down the side which enters into large rear garden with paved area.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 25th of November 1931

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

