



MCDERMOTT & CO
THE PROPERTY AGENTS



£234,995

92 Norfolk Crescent, Failsworth, Manchester, M35 0NS

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****EXTENDED** **IDEAL FOR FAMILIES** **WELL PRESENTED** **SEMI DETACHED** **DRIVEWAY** ** GARAGE** **OPEN PLAN LOUNGE/DINING ROOM****

Offering to the market this three bedroomed extended semi detached family home situated in the popular area of Failsworth. Benefitting from UPVC double glazing throughout and warmed by gas central heating the property briefly comprises of; entrance hallway, spacious lounge opening into a dining room, modern kitchen with breakfast bar seating, three bedrooms and a contemporary family bathroom. Well presented throughout ready for the successful buyer to occupy. Perfect for families as it offers ample living space. Externally presents a block paved driveway for one car with lawned front garden, gated access leading up to the detached garage ideal for storage with a well maintained rear garden complete with decked paved and lawned areas. Located within a short distance to Lord Lane shops and amenities, surrounded by local commended schools and public transport links to and from Manchester City Centre. Viewings highly recommended.

Hallway

11'5 x 5'9 (3.48m x 1.75m)
Entrance hallway, laminate flooring, radiator, neutral decor and stairs off and access into the lounge.

Lounge

11'5 x 11'7 (3.48m x 3.53m)
Front facing, laminate flooring, gas fire with surround, 2 radiators, 2 ceiling lights, tv point.

Dining Area

8'10 x 9'3 (2.69m x 2.82m)
Rear facing, laminate flooring, radiator, wall serving hatch into kitchen, neutral decor.

Kitchen

17'1 x 7'5 (5.21m x 2.26m)
Rear facing, modern range of fitted wall and base units in White high gloss finish with complimentary black worktops. Inset sink and drainer with mixer taps over, integrated electric oven and gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, plumbing for washer, tiled flooring, spotlights,, radiator with breakfast bar above, under stairs storage cupboard.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, window to the top of the stairs.

Bedroom 1

10'2 x 10'9 (3.10m x 3.28m)
Front facing, carpeted, build in wardrobes, radiator, neutral decor,

Bedroom 2

10'2 x 8'8 (3.10m x 2.64m)
Rear facing, carpeted, radiator, neutral decor,

Bedroom 3

7'9 x 7'3 (2.36m x 2.21m)
Rear facing, carpeted, radiator, neutral decor,

Family Bathroom

5'6 x 7'3 (1.68m x 2.21m)
Front facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring,

Externally

Externally to the front there is a paved driveway, lawned area and gated access to the garage to the side of the property. To the rear there is a decked area and lawned area.

Tenure

We have been advised by the vendors that the property is Leasehold with Ground Rent of £12.00 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 SDLTrate
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 SDLTrate
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

