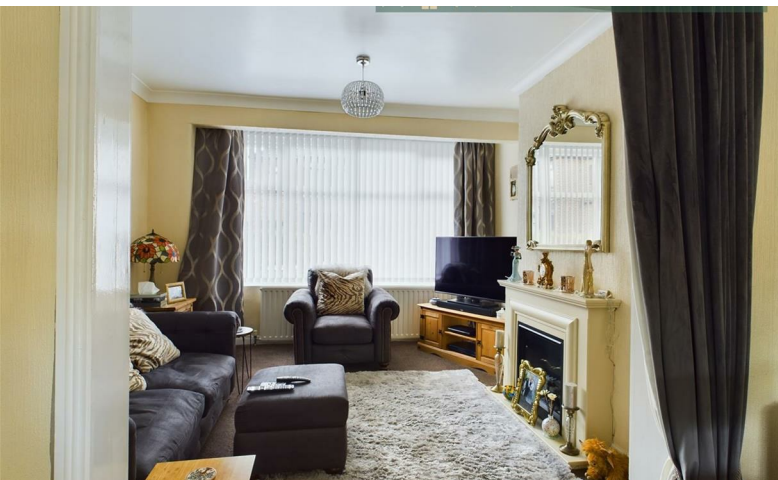




MCDERMOTT & CO

THE PROPERTY AGENTS



£220,000

2 Newlands, Failsforth, Manchester, M35 0QU

2 Newlands, Failsworth, Manchester, M35 0QU

****CHAIN FREE** **IDEAL FOR FAMILIES** **SEPARATE DINING ROOM** **CUL-DEC-SAC****

Mcdermott & Co are please to bring to the market this 3 bedroomed semi detached property and a quite cul-de-sac in the popular area of Failsworth situated close to local amenities, schools and transport links. The property comprises of entrance hallway, lounge, dining room and kitchen and to the first floor two double bedrooms, third bedroom and family bathroom. Externally to the front there is a paved garden and private rear garden with decked, paved and stone areas.

Entrance Hallway

12'8 x 5'7 (3.86m x 1.70m)

Entrance hallway, window to front, carpeted, radiator, neutral decor, under stairs storage.

Lounge

11'7 x 11'10 (3.53m x 3.61m)

Front facing into bay window, carpeted, radiator, tv point, electric fire with surround and hearth, neutral decor.

Dining Room

10'4 x 10'0 (3.15m x 3.05m)

Rear facing, carpeted, radiator, neutral decor, patio doors leading to rear garden.

Kitchen

7'1 x 7'6 (2.16m x 2.29m)

Rear facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, free standing gas cooker with extractor over, fridge freezer and washing machine, vinyl flooring, tiled splashback.

Stairs

Window to bottom and top of the stairs, carpeted, neutral decor.

Bedroom One

12'3 x 10'7 (3.73m x 3.23m)

Front facing into bay window, carpeted, radiator, neutral decor.

Bedroom Two

10'6 x 9'8 (3.20m x 2.95m)

Rear facing, carpeted, radiator, storage cupboard, neutral decor.

Family Bathroom

7'2 x 7'8 (2.18m x 2.34m)

Rear and side facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls, vinyl flooring, spotlights, neutral decor, storage cupboard.

Externally

To the front of the property there is a paved garden and private rear garden with decked, paved and stone areas.

Tenure

We have been advised by the vendors that the property is Freehold with Chief Rent of £4.50 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

