



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£199,995**

10 Paulden Drive, Failsworth, Manchester, M35 0SP

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**\*\*CHAIN FREE\*\* \*\*IDEAL FOR FIRST TIME BUYERS\*\* \*\*CORNER PLOT\*\* \*\*DRIVEWAY\*\***

McDermott & Co happy to bring to the market this substantial corner plot with an abundance of potential sits 10 Paulden Drive, a delightful 2 double bedroom semi detached property offered with chain free vacant possession. Large gardens to 3 sides, driveway and out building. Internally the accommodation comprises entrance hall with stairs off, lounge with patio doors out to rear garden, fully fitted kitchen with door out to side, 2 double bedrooms and 3 piece family bathroom. The substantial plot would be ideal for a large double extension (subject to planning and permissions) and still provide sufficient garden and parking area. Located in a popular and sought after location close to local schools, shops and public transport links.

## Entrance Hallway

8'0 x 3;6 (2.44m x 0.91m;1.83m)

Entrance hall, laminate flooring, radiator, neutral decor, under stairs storage, window to bottom of stairs, stairs off, leading to all ground floor rooms.

## Lounge

19'0 x 10'2 (5.79m x 3.10m)

Front and rear facing, two radiators, neutral decor, patio doors leading to rear garden.

## Kitchen

11'0 x 7'9 (3.35m x 2.36m)

Rear facing, fully fitted kitchen in Beech walls and base units and complimentary worktops, tiled splashback, wood effect flooring, sink & drainer, fitted electric oven with electric hob and extractor fan over, integrated washing machine, radiator, neutral decor, window & door out to rear garden.

## Stairs

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

## Bedroom One

9'0 x 14'1 (2.74m x 4.29m)

Front facing, two windows, carpeted, radiator, neutral decor, walk in storage cupboard which also houses the boiler.

## Bedroom Two

10'0 x 9'2 (3.05m x 2.79m)

Rear facing, carpeted, radiator, neutral decor.

## Family Bathroom

5'0 x 7'8 (1.52m x 2.34m)

Rear facing, modern fitted three piece bathroom suite in White with shower over bath, partially tiled walls, tiled effect flooring, radiator.

## Externally

A substantial plot to front, side and rear gardens with lawned area and driveway for several cars.

## Tenure

We have been advised by the vendors that the property is Freehold

## 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

