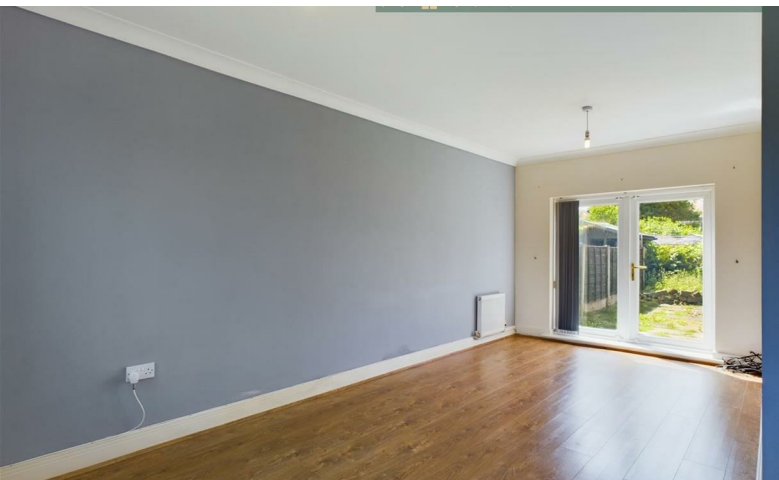




MCDERMOTT & CO
THE PROPERTY AGENTS



£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 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

