



MCDERMOTT & CO

THE PROPERTY AGENTS



£470,000

2 Yewdale Drive, Failsworth, Manchester, M35 9XE

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****REDUCED** **IDEAL FOR FAMILIES** **DETACHED** **DRIVEWAY** **THREE DOUBLE BEDROOMS** **EN-SUITE** **DOWNSTAIRS WC** **DINING ROOM***

McDermott & Co are delighted to bring to the market a well presented modern three bedroom detached home which is set in a very quiet popular residential area close to local amenities, motorway links, schools etc., The accommodation is warmed by gas central heating and has upvc double glazing and briefly comprises of: Hallway with stairs to the first floor, downstairs wc, lounge which opens to dining area, modern fitted kitchen with built in appliances to include dishwasher, fridge, oven, microwave and washing machine, dining area with bi folding doors to the rear garden leading to converted garage with heating and electrics. To the first floor is the master bedroom with fitted wardrobes and modern fitted en-suite shower room, all bedrooms are double bedrooms with storage and modern family bathroom. Externally the property has a blocked paved driveway and lawned garden. To the rear and a paved area and artificial grassed area.

Entrance Hallway

8'1 x 5'11 (2.46m x 1.80m)

Tiled flooring, radiator, neutral decor, stairs off.

Lounge

15'9 x 10'2 (4.80m x 3.10m)

Front facing, tiled flooring, radiator, spotlights, wooden blinds, neutral decor.

Dining Room

12'2 x 14'8 (3.71m x 4.47m)

Rear and side facing, tiled flooring, spotlights, blinds built into windows, neutral decor, french doors to the side and bi-folding doors to the rear.

Kitchen

15'9 x 10'0 (4.80m x 3.05m)

Front and rear facing, modern range of fitted wall and base units in Cream gloss finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in double electric oven and gas hob with extractor hood over, integrated fridge, integrated microwave, integrated dishwasher, washing machine, tiled flooring, spotlights, two radiators, under unit lighting, inland with storage and seating room, neutral decor.

Downstairs WC

2'7 x 5'1 (0.79m x 1.55m)

Front facing, modern two piece bathroom suite in white comprising vanity sink and toilet, tiled splashback, tiled flooring, spotlights, neutral decor.

Stairs

Stairs leading to all first floor rooms, carpeted, partly glass bannister, neutral decor. Landing with loft access with electric and ladders.

Bedroom One

9'4 x 12'9 (2.84m x 3.89m)

Rear facing, laminate flooring, radiator, neutral decor, built in wardrobes with lights above and tv.

En-Suite

6'9 x 7'2 (2.06m x 2.18m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, walk in shower enclosure with rainfall shower, radiator, fully tiled walls, tiled flooring, spotlights, lighting in shelving feature, wooden blinds.

Bedroom Two

8'9 x 13'1 (2.67m x 3.99m)

Front facing, two windows, wooden blinds, laminate flooring, radiator, built in wardrobe, neutral decor.

Bedroom Three

8'9 10'1 (2.67m x 3.07m)

Front facing, carpeted, wooden blinds, radiator, built in wardrobe, neutral decor.

Family Bathroom

6'9 x 10'2 (2.06m x 3.10m)

Rear and side facing, modern four piece bathroom suite in white comprising vanity sink and toilet, egg shaped bath, walk in shower enclosure with rainfall shower, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, lighting in feature shelves.

Externally

To the front and lawned garden and blocked paved driveway, private area garden with artificial grassed area and blocked paved area. Converted garage with heating and electrics with blinds in windows.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 1/3/2000 with £95.00 with Ground Rent 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 will usually pay 5% on top of these rates if you own another residential property.

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

