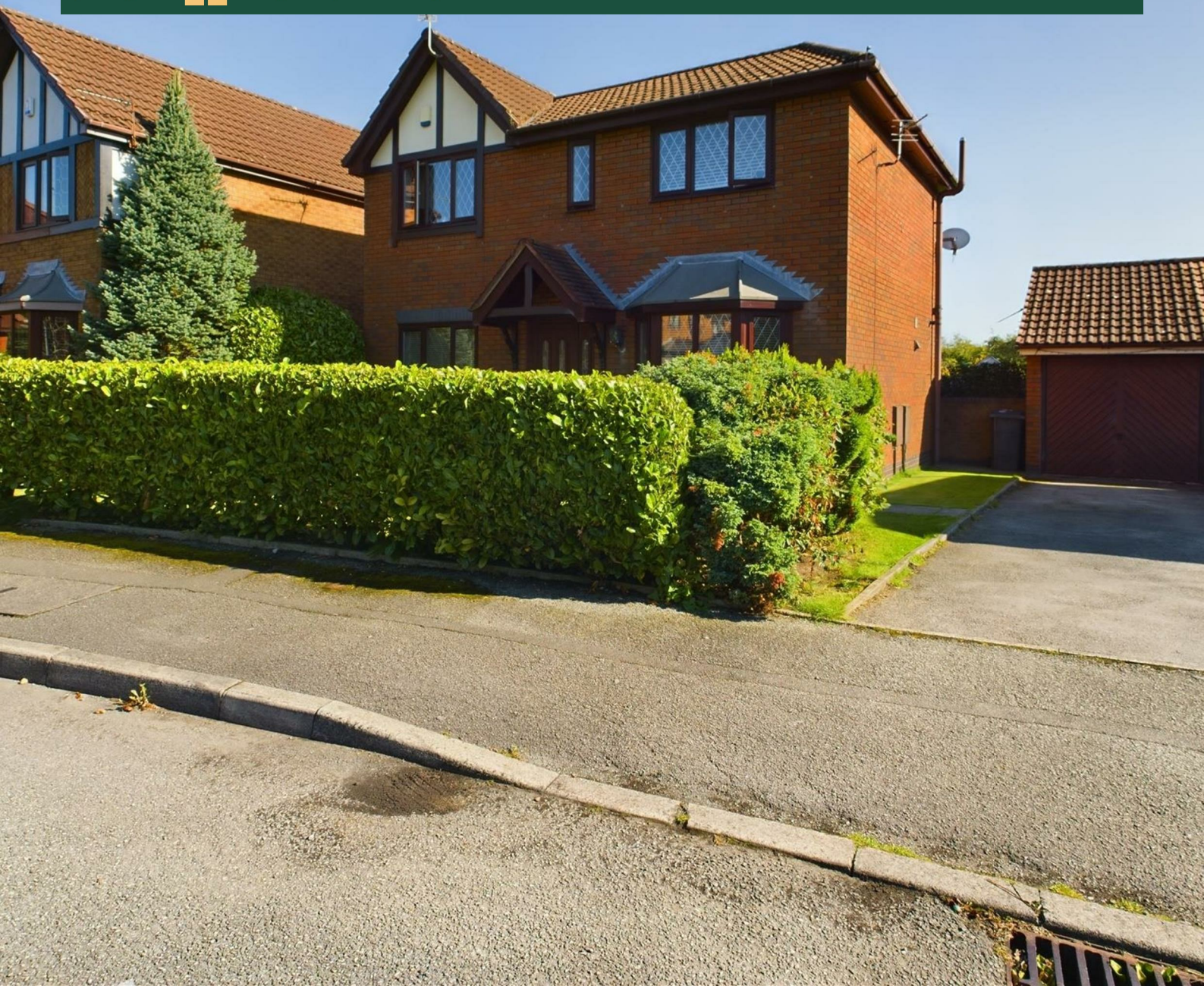




**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£359,995**

31 Waterfield Way, Failsworth, Manchester, M35 9GE

# 31 Waterfield Way, Failsworth, Manchester, M35 9GE

**\*\*DETACHED\*\* \*\*CUL-DE-SAC\*\* \*\*THREE DOUBLE BEDROOMS\*\* \*\*DINING ROOM\*\* \*\*CONSERVATORY\*\* \*\*EN-SUITE\*\*  
**\*\*GARAGE\*\* \*\*SHARED DRIVEWAY\*\*****

McDermott & Co are delighted to bring to the market this three bedroomed detached property is a quite cul-de-sac in the sought after Willow Park Estate. Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance hallway, lounge which is front and rear facing, dining room, kitchen, conservatory. To the first floor, bedroom one leading to modern en-suite, bedrooms two and three, all are bedrooms doubles and family bathroom. External at the front there is lawned garden and shared driveway leading to garage. A private rear garden with paved area and lawned garden.

## Entrance Hallway

6'1 x 3'11 (1.85m x 1.19m)

Laminate flooring, radiator, neutral decor, stairs off.

## Lounge

17'8 x 10'10 (5.38m x 3.30m)

Front and rear facing, laminate flooring, radiator, wall lights, electric fire with surround, neutral decor, french doors leading to conservatory.

## Dining Room

8'7 x 10'1 (2.62m x 3.07m)

Front facing into bay window, laminate flooring, radiator, neutral decor.

## Kitchen

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

Rear facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, laminate flooring, plumbing for washer, integrated dishwasher, neutral decor, under stairs storage cupboard.

## Conservatory

12'9 x 10'0 (3.89m x 3.05m)

Rear facing, White UPVC inside, brick walls, laminate flooring, ceiling fan, blinds.

## Stairs

Stairs leading to all first floor rooms, carpeted, window at top of stairs, storage cupboards on landing, neutral decor.

## Bedroom One

10'8 x 9'11 (3.25m x 3.02m)

Front facing, carpeted, radiator, neutral decor, fitted wardrobes, fitted dressing table, two bedside cupboards.

## En-Suite

7'9 x 5'2 (2.36m x 1.57m)

Front facing, modern three piece bathroom suite in white comprising vanity sink and toilet, corner shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

## Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

Front facing, laminate flooring, radiator, neutral decor, fitted wardrobes with lights above, fitted drawers and desk, loft access.

## Bedroom Three

6'11 x 7'8 (2.11m x 2.34m)

Rear facing, carpeted, radiator, fitted wardrobe, fitted cupboards above bed and bedside drawers.

## Family Bathroom

5'6 x 6'11 (1.68m x 2.11m)

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

## Externally

To the front there is lawned garden and shared driveway leading to garage. A private rear garden with paved area and lawned garden.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 3rd February 1991 with Ground Rent of £80.00 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

