



MCDERMOTT & CO

THE PROPERTY AGENTS



£259,995

29 Warwick Road, Failsworth, Manchester, M35 0QQ

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****CHAIN FREE** **SEMI DETACHED** **THREE BEDROOMS** **DINING AREA** **KITCHEN/DINER** **DRIVEWAY****

McDermott & Co are pleased to bring to the market this three bedroomed semi detached property in a sought after area of Failsworth. The property is in close proximity to schools, shops and and Bluebell Woods. Comprising of entrance hallway, lounge, kitchen and separate dining area, three bedrooms and family bathroom. Externally there is a paved driveway, to the side and shared driveway and private rear garden with artificial grassed area. Benefiting from upvc double glazing and gas central heating.

Entrance Hallway

5'0 x 5'11 (1.52m x 1.80m)

Leading into lounge, laminate flooring, radiator, neutral decor, stairs off.

Lounge

16'3 x 10'4 (4.95m x 3.15m)

Front facing into bay window, laminate flooring, radiator, gas fire with surround and hearth, neutral decor.

Kitchen/Diner

14'14 x 16'7 (4.27m x 5.05m)

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

Dining Area

Rear facing, laminate flooring, radiator, spotlights, neutral patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, window at the top of the stairs.

Bedroom One

10'5 x 8'11 (3.18m x 2.72m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Two

10'6 x 8'10 (3.20m x 2.69m)

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

Bedroom Three

6'11 x 6'5 (2.11m x 1.96m)

Front facing, carpeted, radiator, neutral decor.

Family Bathroom

5'6 x 7'7 (1.68m x 2.31m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, partly tiled walls, vinyl flooring, neutral decor.

Externally

To the front the property there is a paved driveway and lawned area leading to shared driveway. At the rear there is artificial grassed area and windy house/shed.

Tenure

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

