



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£294,950**

22 Ely Crescent, Failsworth, Manchester, M35 0GR

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**\*\*CHAIN FREE\*\* \*\*TRUE BUNGALOW\*\* \*\*SEMI DETACHED\*\* \*\*FULLY MODERNISED\*\* \*\*DRIVEWAY\*\* \*\*GARAGE\*\*  
**\*\*OPEN PLAN LOUNGE/DINING/KITCHEN\*\* \*\*CUL DE SAC\*\*****

McDermott Co are delighted to bring to the market this fully modernised two bedroomed semi detached true bungalow situated in a quite cul de sac close to local shops and transport links. Brierly comprises of entrance hallway, open plan lounge/dining/kitchen, two bedrooms and shower room. Externally at the front of the property there is a grassed area and paved driveway leading to the garage. A private rear garden with grassed and stone areas.

## Entrance Hallway

11'8 x 6'2 (3.56m x 1.88m)

Entrance hallway, tiled flooring, radiator, spotlights, neutral decor, loft access.

## Lounge Area

12'4 x 12'3 (3.76m x 3.73m)

Side and Rear facing, laminate effect tiled flooring, neutral decor.

## Kitchen/Dining Area

17'6 x 14'3 (5.33m x 4.34m)

Rear facing, modern range of fitted wall and base units in grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, laminate effect tiled flooring, spotlights, radiator, kitchen island with storage, neutral decor, bi fold doors leading to rear garden.

## Bedroom One

11'9 x 8'10 (3.58m x 2.69m)

Front facing, carpeted, radiator, neutral decor.

## Bedroom Two

8'7 x 7'10 (2.62m x 2.39m)

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

## Shower Room

7'6 x 8'6 (2.29m x 2.59m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, walk in combi powered shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

## Externally

To the front of the property there is a grassed area and paved driveway leading to the garage with electric door and a private rear garden with grassed and stone areas.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1950 with Ground Rent of £14.00 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 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

