



MCDERMOTT & CO
THE PROPERTY AGENTS



£259,000

18 Simister Road, Failsworth, Manchester, M35 9GD

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****CHAIN FREE** **REDUCED** **TRUE DETACHED BUNGALOW** **TWO DOUBLE BEDROOMS** **SHOWER ROOM**
****SEPARATE DINING ROOM** **LARGE REAR PRIVATE GARDEN******

McDermott & Co are pleased to bring to the market this two double bedroomed true detached bungalow in close proximity to transport links, schools and local amenities. Warmed by central heating and benefitting from upvc double glazing. Comprising of entrance porch, hallway, lounge, dining room, kitchen, two double bedrooms and shower room. Externally to the front there is a paved garden and driveway leading to the side of the property to the garage. There is a private rear large garden with raised beds areas and flagged areas..

Entrance Porch

2'0 x 9'8 (0.61m x 2.95m)
Entrance porch, white upvc windows and door, tiled flooring, neutral decor.

Entrance Hallway

13'6 x 5'6 (4.11m x 1.68m)
Carpeted, radiator, neutral decor.

Lounge

14'7 x 11'10 (4.45m x 3.61m)
Front facing into bay window and side facing, carpeted, two radiators, gas fire with hearth and surround, wall lights, neutral decor.

Dining Room

12'0 x 11'4 (3.66m x 3.45m)
Rear facing, carpeted, radiator, elect fire with hearth and surround, neutral decor, storage cupboard.

Kitchen

6'5 x 14'11 (1.96m x 4.55m)
Rear facing, range of fitted wall and base units in dark wood finish with complimentary worktops. Inset sink and drainer with mixer taps over, free standing gas cooker extractor hood over, tiled splashback, integrated fridge and freezer, vinyl flooring, washing machine.

Bedroom One

14'5 x 9'4 (4.39m x 2.84m)
Front facing into bay window, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)
Rear facing into bay window, carpeted, built in wardrobes, neutral decor.

Shower Room

8'0 x 7'7 (2.44m x 2.31m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure, radiator, partly tiled walls, vinyl flooring, neutral decor, storage cupbaords.

Side Porch

2'10 x 2'7 (0.86m x 0.79m)
Side facing, carpeted,, neutral decor, storage cupboard.

Externally

To the front of the property there a paved garden and driveway leading to the side of the property to the garage. There is a private rear large garden with raised beds areas and flagged areas..

Tenure

We have been advised by the vendors that the property is Leasehold for 995 years from 1st of May 1958 with Ground Rent of £8.00 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 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

