



MCDERMOTT & CO
THE PROPERTY AGENTS



£275,000

297 Lord Lane, Failsworth, Manchester, M35 0PQ

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****REDUCED** **SEMI DETACHED** **DRIVEWAY** KITCHEN/ DINER** **FOUR PIECE FAMILY BATHROOM** **LARGE PRIVATE GARDEN****

McDermott are happy to bring to the market this three bedroomed semi detached property. The property is in a sought after area close to local amenities, schools and transport links. Benefitting from gas central heating and upvc double glazing, comprising on entrance porch, hallway, lounge, 2nd reception/dining/ modern kitchen, three bedrooms two of which are doubles and a four piece modern bathroom suite. Externally to the front of the property there is tarmacked driveway and paved front garden with bushes for privacy. There is a large private rear garden on spilt level with paved area and artificial grassed area.

Entrance Porch

5'9 x 1'6 (1.75m x 0.46m)
Laminate flooring, storage cupboard, neutral decor.

Hallway

5'7 x 12'3 (1.70m x 3.73m)
Laminate flooring, under floor heating, radiator, under stairs storage, neutral decor.

Lounge

11'10 x 10'2 (3.61m x 3.10m)
Front facing into bay window, carpeted, upright radiator, gas feature fire, neutral decor.

Kitchen/2nd Reception/Dining Area

18'1 x 12'7 (5.51m x 3.84m)
Rear facing, modern range of fitted wall and base units in white gloss finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, integrated fridge freezer, integrated slimline dishwasher, integrated washer/dryer, integrated microwave, laminate flooring with under floor heating, upright radiator, neutral decor, storage with breakfast seating.

2nd reception/dining area, laminate flooring with under floor heating, upright radiator, neutral decor, patio doors leading to rear garden.

Stairs

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

Bedroom One

10'7 x 12'3 (3.23m x 3.73m)
Front facing into bay window, carpeted, radiator, neutral decor.

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

6'10 x 6'3 (2.08m x 1.91m)
Front facing, carpeted, radiator, neutral decor.

Family Bathroom

6'4 x 7'3 (1.93m x 2.21m)
Side facing, modern four piece bathroom suite in white comprising vanity sink and toilet, bath, corner shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Externally

To the front of the property there is tarmacked driveway and paved front garden with bushes for privacy. There is a large private rear garden on spilt level with paved area and artificial grassed area.

Tenure

We have been advised that 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 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

