



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£169,000**

24 Queen Street, Failsworth, Manchester, M35 0HA



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**\*\*CHAIN FREE\*\* \*\*MID TERRACE\*\* \*\* TWO DOUBLE BEDROOMS\*\* \*\*KITCHEN/DINER\*\* \*\*PRIVATE REAR YARD\*\***

McDermott & Co are pleased to bring to the market this two double bedroomed mid terrace property which is situated close to local amenities and transport links. Benefiting from gas central heating and upvc double glazing. The property briefly comprises of entrance into lounge, kitchen/diner, two double bedrooms and bathroom.

- Entrance Lounge**  
13'2 x 13'8 (4.01m x 4.17m)  
Front facing, laminate flooring, radiator, neutral decor.
- Kitchen/Diner**  
13'5 x 12'10 (4.09m x 3.91m)  
Rear facing, range of fitted wall and base units in dark wood finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob, integrate fridge, integrated freezer, integrated dishwasher, plumbing for washer, vinyl flooring, radiator, under stairs storage cupboard, door leading to rear yard.
- Stairs**  
Stairs leading to all first floor rooms, carpeted, neutral decor.
- Bedroom One**  
13'0 x 13'8 (3.96m x 4.17m)  
Front facing, carpeted, radiator, neutral decor.
- Bedroom Two**  
10'6 x 7'2 (3.20m x 2.18m)  
Rear facing, carpeted, radiator, neutral decor, storage cupboard.
- Bathroom**  
7'3 x 6'3 (2.21m x 1.91m)  
Rear facing, three piece bathroom suite in white comprising sink and toilet, tiled splashback, shower over bath, radiator, partly tiled walls, laminate flooring, neutral decor.
- Externally**  
The property is pavement fronted and a private rear yard with stoned and flagged areas.
- Tenure**  
The property is Leasehold for 930 years from 9th April 1959 and Ground Rent of £2.50 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

