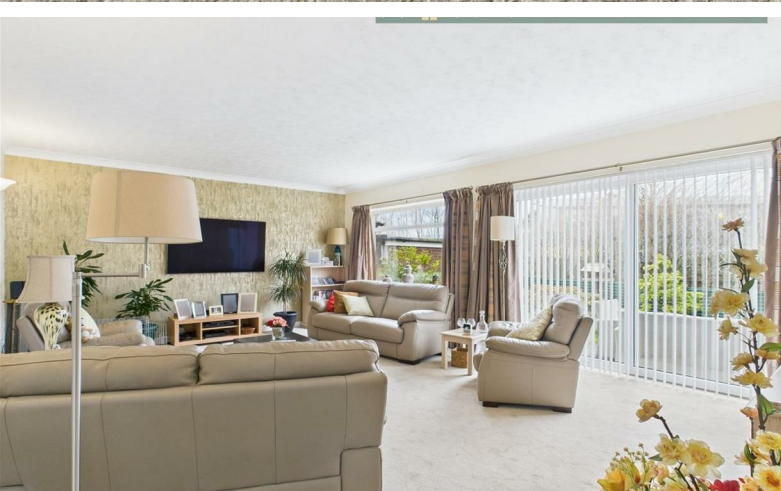




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£359,950**

6 Holt Lane Mews, Failsworth, Manchester, M35 9QH



# 6 Holt Lane Mews, Failsworth, Manchester, M35 9QH

**\*\*CUL-DE-SAC\*\* \*\*TRUE DETACHED BUNGALOW\*\* \*\*THREE BEDROOMS\*\* \*\*TWO BATHROOMS\*\* \*\*GARAGE\*\* \*\*DRIVEWAY\*\*  
\*\*UTILITY ROOM\*\* \*\*KITCHEN/DINER\*\* \*\*CCTV SYSTEM\*\***

McDermott & co are delighted to bring to the market this three bedroomed detached true bungalow in a quiet cul-de-sac. Benefitting from upvc double glazing and gas central heating. The property comprises of entrance porch, hallway, large lounge, kitchen/diner, utility room small bathroom, two double bedrooms, bedroom three, bathroom. To the front of the property there is a front garden, driveway and door to garage. To the rear a private garden with lawned area and concrete area.

## Entrance Porch

2'3 x 5'11 (0.69m x 1.80m)  
Wall lights, tiled floorplan, neutral decor.

## Hallway

6'9 x 12'5 and 16'8 x 2'11 (2.06m x 3.78m and 5.08m x 0.89m)  
Carpeted, radiator, wall lights, loft access, two storage cupboards, neutral decor.

## Lounge

15'8 x 22'5 (4.78m x 6.83m)  
Rear facing, carpeted, two radiators, wall lights, neutral decor, sliding doors to rear garden.

## Kitchen/Diner

12'2 x 15'7 (3.71m x 4.75m)  
Rear facing, range of fitted wall and base units in white finish with complimentary worktops. Inset sink and drainer with mixer tap over, built in double electric oven and five burner gas hob with extractor hood over, stainless steel splashback, integrated fridge freezer, integrated dishwasher, tiled flooring, spotlights, radiator, mirrored wall in dining area.

## Utility Room

5'0 x 9'2 (1.52m x 2.79m)  
Rear facing, range of fitted wall and base units in white finish with complementary worktops, plumbing for washer, radiator, partly tiled walls, tiled flooring, neutral decor.

## Small Bathroom

4'10 x 7'7 (1.47m x 2.31m)  
Front facing with port hole window, three piece bathroom suite in white comprising sink and toilet, shower cubicle, radiator, partly tiled walls, carpeted, neutral decor.

## Bedroom One

16'0 x 8'11 (4.88m x 2.72m)  
Front facing into bay window, carpeted, radiator, built in wardrobes and dressing table.

## Bedroom Two

8'0 x 11'2 (2.44m x 3.40m)  
Front facing into bay window, carpeted, radiator, neutral decor.

## BedroomThree

9'10 x 7'9 (3.00m x 2.36m)  
Side facing, carpeted, radiator, neutral decor.

## Bathroom

9'1 x 11'7 (2.77m x 3.53m)  
Side facing, four piece bathroom suite in cream comprising sink and toilet, corner bath, shower cubicle, radiator, partly tiled walls, tiled flooring, spotlights neutral decor.

## Garage

16'3 x 9'7 (4.95m x 2.92m)  
Loft access which is fully boarded housing the boiler.

## Externally

To the front of the property there is a front garden, driveway and door to garage. To the rear a private garden with lawned area and concrete area.

## Tenure

We have been advised by the vendors 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

