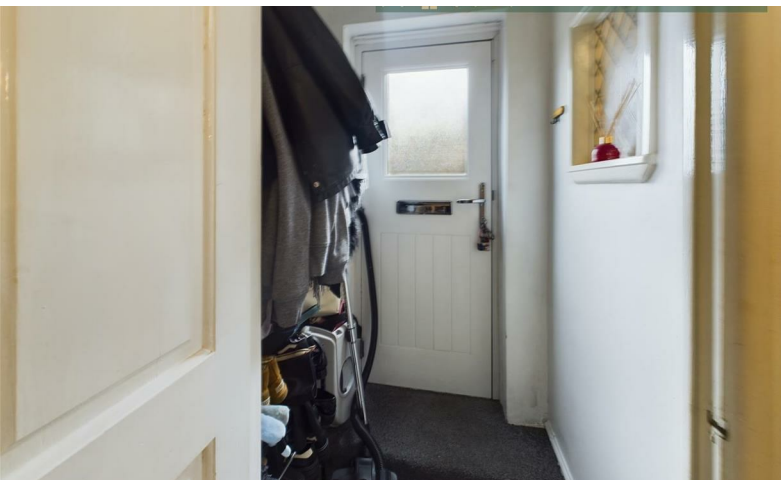




MCDERMOTT & CO

THE PROPERTY AGENTS



£159,950

155 Old Road, Failsworth, Manchester, M35 0GD

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****CHAIN FREE** **IDEAL FOR FIRST TIME BUYERS/ INVESTORS** **KITCHEN/DINER** **BASEMENT****

McDermott & Co are pleased to bring to the market this two bedroomed mid terrace property which is a perfect opportunity for first-time buyer or investors. Briefly comprising of vestibule leading to lounge, kitchen/diner, 2 bedrooms, family bathroom and basement. Externally offers a paved rear yard. Warmed by gas central heating, UPVC double glazing throughout. Situated close to local amenities, transport links and tram stop. Viewings highly recommended.

Entrance Vestibule

4'2 x 3'3 (1.27m x 0.99m)
Vestibule entrance, carpeted, neutral decor and side window into lounge.

Lounge

15'5 x 14'4 (4.70m x 4.37m)
Front facing, carpeted, feature panelling wall with wall lights, radiator, neutral decor.

Kitchen/Diner

13'6 x 13'8 (4.11m x 4.17m)
Rear facing, range of fitted wall and base units in White finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven with gas hob and extractor fan over, radiator, tiled flooring with neutral decor, door to basement and door rear garden.

Basement

Electrics in basement.

Stairs

Carpeted, neutral decor, loft hatch at the top of stairs.

Bedroom One

15'5 x 14'4 (4.70m x 4.37m)
Front facing, carpeted, radiator, neutral decor.

Bedroom Two

6'8 x 13'8 (2.03m x 4.17m)
Rear facing, carpeted, radiator, built in cupboard, neutral decor.

Family Bathroom

6'10 x 7'4 (2.08m x 2.24m)
Rear facing family bathroom, three piece bathroom suite in white comprising of wc, sink with tiled splash back, shower over P shaped bath, partly tiled walls, neutral decor.

Externally

The property is pavement front and to the area a paved rear garden.

Tenure

Our client has advised 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 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

