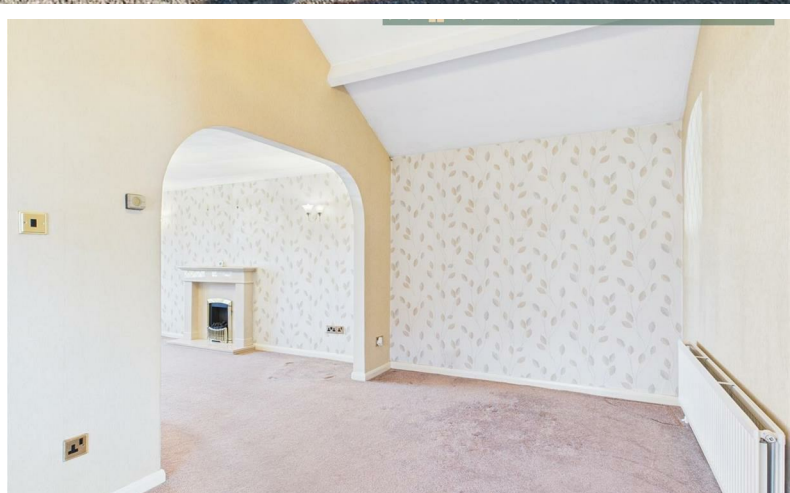




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£339,999**

46 Sycamore Grove, Failsworth, Manchester, M35 9NB



# 46 Sycamore Grove, Failsworth, Manchester, M35 9NB

**\*\*CHAIN FREE\*\* \*REDUCED\*\* \*\*TRUE DETACHED BUNGALOW\*\* \*\*TWO BEDROOMS\*\* \*\*CUL-DE-SAC\*\* \*\*GARAGE\*\* \*\*TWO RECEPTION ROOMS\*\***  
McDermott & Co are delighted to bring to the market this two bedroomed detached true bungalow nestled in a quiet cul-de-sac. Warmed by gas central heating and benefiting from upvc double glazing. The property comprises of entrance porch with storage cupboard, lounge, dining room, side porch with storage area, hallway with storage cupboard, two bedrooms, four piece bathroom and kitchen/diner. Externally at the front there is a lawned garden and driveway for four cars leading to detached garage and a private rear south facing garden with lawned and paved areas with fields views. Viewings recommended to see full potential of this property.

## Entrance Porch

6'11 x 3'10 (2.11m x 1.17m)  
Entrance porch, carpeted, radiator, neutral decor, storage cupboard, loft access.

## Lounge

10'9 x 15'9 (3.28m x 4.80m)  
Front facing into bay window, carpeted, radiator, wall lights, gas fire with surround and hearth, neutral decor, leading into dining room.

## Dining Room

15'10 x 8'11 (4.83m x 2.72m)  
Side facing and high ceiling, carpeted, radiator, neutral decor, leading to bedroom two and side porch.

## Side Porch

3'5 x 12'2 (1.04m x 3.71m)  
Side porch entrance, tiled flooring, brick walls and storage area housing the boiler.

## Bedroom Two

9'1 x 11'11 (2.77m x 3.63m)  
Side facing, carpeted, radiator, neutral decor.

## Hallway

2'11 x 11'6 (0.89m x 3.51m)  
Hallway, carpeted, neutral decor, storage cupboard, loft access.

## Bedroom One

9'0 x 13'0 (2.74m x 3.96m)  
Rear facing with field views, carpeted, radiator, neutral decor.

## Bathroom

8'11 x 6'6 (2.72m x 1.98m)  
Side facing, four piece bathroom suite in white comprising vanity sink and toilet, bath, corner shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring.

## Kitchen/Diner

10'8 x 15'6 (3.25m x 4.72m)  
Side and rear facing, range of fitted wall and base units in cream finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric and grill oven and induction hob with extractor hood over, tiled splashback, washer, dishwasher, tiled flooring, radiator, patio doors leading to rear garden.

## Externally

To the front of the property there is a lawned garden and driveway for four cars leading to detached garage and a private south facing rear garden with lawned and paved areas with fields views.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1st of January 1984 with Ground Rent of £45.00 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

