



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£284,000**

28 Whitekirk Drive, Failsworth, Manchester, M35 0TB



# 28 Whitekirk Drive, Failsworth, Manchester, M35 0TB

**\*\*REDUCED\*\* \*\*CUL DE SAC\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*DOWNSTAIRS WC\*\* \*\*EN-SUITE\*\* \*\*DRIVEWAY\*\* \*\*KITCHEN/DINER\*\***

McDermott & Co welcomes to the market this three bedroomed end quasi semi detached property in close proximity to local amenities, schools and transport links. The property benefits from upvc double glazing and warmed by gas central heating. Comprising of entrance hall, lounge, modern kitchen/diner, modern downstairs wc and to the first floor: bedroom one leading to modern en-suite, bedrooms two and three and modern family bathroom. Externally at the front of the property there is a driveway and a lawned garden and a private rear garden with lawned area and paved area.

### Entrance Hall

7'6 x 3'1 (2.29m x 0.94m)  
Tiled flooring, radiator, neutral decor, stairs off

### Lounge

15'11 x 12'4 (4.85m x 3.76m)  
Front facing into bay windows, carpeted, two radiators, feature electric fireplace with surround and hearth, neutral decor.

### Kitchen/Diner

10'0 x 15'10 (3.05m x 4.83m)  
Rear facing, modern range of fitted wall and base units in soft grey finish with complimentary light grey worktops with lights underneath wall units. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge and freezer, integrated dishwasher, integrated washing machine, spotlights, radiator, tiled flooring, neutral decor, patio doors with built in blinds leading to rear garden.

### Downstairs WC

6'1 x 3'2 (1.85m x 0.97m)  
Modern two piece bathroom suite in white comprising sink and toilet, tiled splashback, radiator, tiled flooring, neutral decor.

### Stairs

Carpeted, neutral decor, radiator on landing and storage cupboard.

### Bedroom One

13'3 x 8'10 (4.04m x 2.69m)  
Front facing, carpeted, radiator, neutral decor.

### En-Suite

4'8 x 9'0 (1.42m x 2.74m)  
Side facing, modern three piece bathroom suite in white comprising sink and toilet, shower enclosure, radiator, partly tiled walls, tiled flooring,

### Bedroom Two

9'7 x 8'11 (2.92m x 2.72m)  
Rear facing, carpeted, radiator, neutral decor.

### Bedroom Three

7'8 x 6'6 (2.34m x 1.98m)  
Front facing, carpeted, radiator, neutral decor.

### Family Bathroom

5'7 x 6'8 (1.70m x 2.03m)  
Rear facing, modern three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls, tiled flooring, spotlights, neutral decor.

### Externally

At the front of the property there is a driveway and a lawned garden with paved pathway to front door and a private rear garden with lawned area and paved area.

### Tenure

The property is Leasehold of 743 years from 1st day of February 2015 and service charges £172.07 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

