MCDERMOTT & CO

THE PROPERTY AGENTS

£230,000

39 Clough Road, Failsworth, Manchester, M35 0RJ

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McDermott & Co are pleased to bring to the market this chain free two bedroomed quasi semi property which is a perfect opportunity for first time buyers, families.

Briefly comprising of a entrance hall leading to lounge, kitchen, conservatory, stairs to two bedrooms and shower room.

Externally to the front there is a block paved driveway and private rear paved garden. Situated in close proximity to local shops and schools.

Entrance Hallway
6'10 x 3'8 (2.08m x 1.12m)
Entrance hall, carpeted, radiator, neutral decor, stairs off, window at the bottom of the stairs.

Lounge
19'3 x 9'7 (5.87m x 2.92m)
Front facing into bay window, carpeted, gas fire with surround and hearth, two radiators, neutral decor, double doors leading into conservatory, door to kitchen.

Kitchen
11'1 x 7'8 (3.38m x 2.34m)
Rear facing, range of fitted wall and base units in white finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in gas oven and gas hob with extractor hood over, tiled splashback, integrated fridge freezer, plumbing for washer, laminate flooring, full tiled walls, door into conservatory.

Conservatory
8'10 x 13'7 (2.69m x 4.14m)
Conservatory in white upvc, carpeted, two radiators, spotlights, wall light, neutral decor, doors leading to rear garden.

Stairs and Landing
Stairs leading to all first floor rooms, carpeted, neutral decor, landing, carpeted, neutral decor, loft access.

Bedroom One
10'1 x 14'9 (3.07m x 4.50m)
Front facing, two windows, carpeted, two radiators, storage cupboard, built in wardrobes, cupboards, bedside tables and drawers, spotlights neutral decor.

Bedroom Two
9'0 x 12'10 (2.74m x 3.91m)
Rear facing, carpeted, radiator, boiler, built in wardrobe, neutral decor.

Family Shower Room
5'5 x 6'5 (1.65m x 1.96m)
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet unit, walk in shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

External
To the front there is a block paved driveway and steps to front door and private rear paved garden.

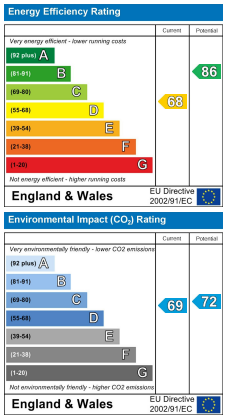
Tenure
We have been advised by the vendors that the property is Leasehold and are looking into either buying the Lease to make the property freehold.

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



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk