



MCDERMOTT & CO
THE PROPERTY AGENTS



£424,999

10 Lodge Hall Drive, Failsworth, Manchester, M35 0SY

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****DETACHED** **4 BEDROOMS** **BEAUTIFULLY PRESENTED** **MODERN INTERIOR** **INTEGRAL GARAGE** **DRIVEWAY** **FRONT AND REAR GARDENS****SOUGHT AFTER ESTATE** **IDEAL FOR FAMILIES****

Medlock Estates offer to the market this beautifully presented four bedroomed detached family home located on the sought after Lancaster Gardens estate in Failsworth complete with integral garage and driveway for up to 2 cars. This 2018 built property has been beautifully presented throughout and upon entrance the ground floor offers entrance hallway with internal access to the garage, ground floor WC, lounge with double doors opening into a good sized modern kitchen/diner with separate utility room. To the first floor are 4 double bedrooms, master bedroom shower room en-suite and contemporary family bathroom. Externally also consists of front lawned garden, external garage access and gated side entrances to the well maintained rear garden with lawned and paved areas. Perfectly located for access to all local supermarkets and amenities. 7 Minute walk to Oldham Road where bus links to and from the City Centre can be accessed. Surrounding primary and secondary schools such as Mather Street Primary School are just a stone throw away. Viewings are highly recommended to appreciate what this property has to offer.

Entrance Hallway

3'2 x 11'1 (0.97m x 3.38m)
Front entrance, tiled flooring, radiator, stairs off up to first floor rooms, access to ground floor WC and garage, entrance into lounge, neutral decor.

WC

2'10 x 4'11 (0.86m x 1.50m)
Front facing window, two piece bathroom suite in white, WC, sink basin, tiled splashback, radiator, tiled flooring, neutral décor.

Lounge

11'1 x 14'6 (3.38m x 4.42m)
Front facing window, fitted blinds, laminate flooring, radiator, TV point, spotlights and light pendant, double doors into kitchen/diner, neutral decor.

Kitchen/Dining Room

23'4 x 9'10 (7.11m x 3.00m)
Rear facing window, fitted blinds, double patio doors out to rear, range of wall and base units in white gloss with complimentary grey quartz worktops, electric hob with glass splashback and extractor over, stainless steel sink with mixer tap and drainer, integrated double oven, wine cooler, integrated dishwasher, spotlights, tiled flooring, two radiators, under stairs storage cupboard, access to utility room, neutral decor.

Utility Room

7'11 x 5'8 (2.41m x 1.73m)
Side facing door, wall and base units in white gloss with complimentary worktops, opening point for washer/dryer, boiler, stainless teal sink with mixer tap and drainer, tiled flooring continued, radiator, neutral decor.

Stairs

Runner carpet, access to landing for all first floor rooms, neutral decor.

Bedroom One

11'6 x 11'11 (3.51m x 3.63m)
Front facing window, fitted blinds, carpeted, radiator, TV point, fitted wardrobes, spotlights, access to en-suite, neutral decor.

En-Suite Shower Room

6'9 x 6'2 (2.06m x 1.88m)
Front facing window, three piece bathroom suite in white, WC, sink basin, thermostatic shower enclosure, chrome heated towel rail, tiled flooring, partly tiled wall, spotlights, neutral decor.

Bedroom Two

8'3 x 11'11 (2.51m x 3.63m)
Front facing window, fitted blinds, carpeted, radiator, TV point, fitted wardrobes, spotlights, neutral decor.

Bedroom Three

7'8 x 10'9 (2.34m x 3.28m)
Rear facing window, fitted blinds, carpeted, radiator, TV point, neutral decor.

Bedroom Four

7'7 x 10'8 (2.31m x 3.25m)
Rear facing window, fitted blinds, carpeted, radiator, TV point, neutral decor.

Family Bathroom

7'7 x 6'9 (2.31m x 2.06m)
Rear facing window, three piece bathroom suite in white, WC, sink basin, fitted bath with thermostatic shower over, glass shower screen, chrome heated towel rail, tiled flooring and party tiled walls, spotlights, neutral decor.

Externally

Front driveway for two cars, external garage access, front lawned garden, access to rear via both sides of property, rear garden with lawned and paved areas.

Tenure

The vendors have confirmed 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

