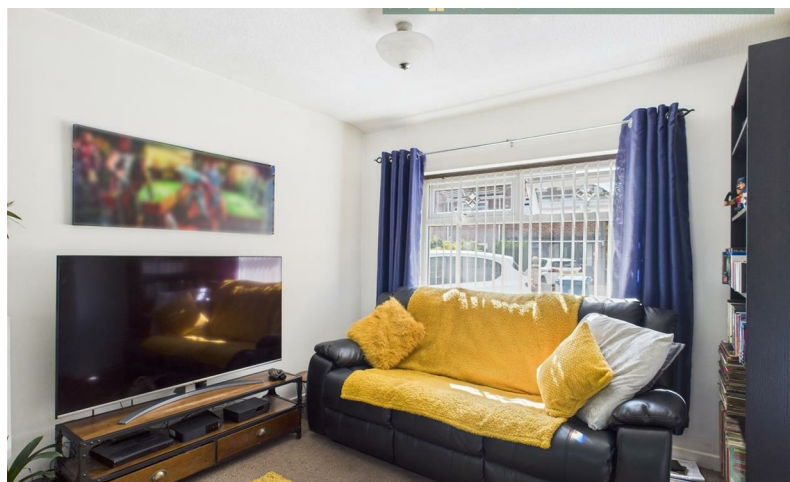
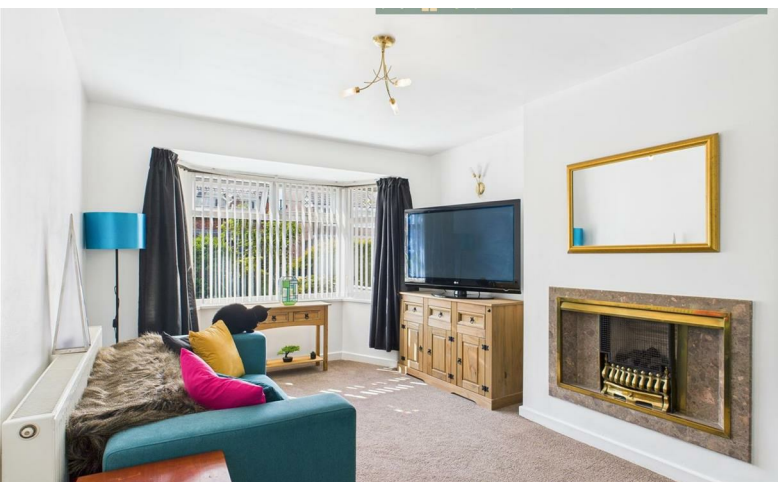




MCDERMOTT & CO
THE PROPERTY AGENTS



£299,950

44 Shaw Head Drive, Failsworth, Manchester, M35 0SB

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****REDUCED** **SEMI DETACHED** **IDEAL FOR FAMILIES** **DRIVEWAY FOR FOUR CARS** **CARPORT** **THREE BEDROOMS** **CONSERVATORY** **2ND RECEPTION ROOM****

McDermott & Co are pleased to the three bedroomed semi detached family home in the sought after area of Failsworth. Benefitting and being warmed by gas central heating and upvc double glazing. The property briefly comprises of; entrance hallway, lounge, 2nd reception room, kitchen, conservatory with patio doors out to the rear, three bedrooms, en-suite, family bathroom. Externally to the front there is a lawned area and stoned driveway for up to four cars and carport to the side of the property. A private rear garden with lawned and paved areas and quiet nook to the side. In close proximity to local schools, public transport links and shops/amenities and is proven to be a popular location for home buyers.

Entrance Hallway

6'0 x 14'1 (1.83m x 4.29m)
Entrance Hallway, laminate flooring, radiator, understairs storage cupboard, stairs off.

Lounge

10'3 x 16'1 (3.12m x 4.90m)
Front facing into bay window, carpeted, radiator, wall lights, gas fire, neutral decor.

2nd Reception Room

9'1- x 15'6 (2.77m- x 4.72m)
Front and rear facing, carpeted, radiator, neutral decor.

Kitchen

16'9 x 8'8 (5.11m x 2.64m)
Rear and side facing, range of fitted wall and base units in white finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, free standing range cooker with electric oven and gas hob with extractor hood over, tiled splashback. integrated fridge, integrated freezer, radiator, washer, dryer, understairs pantry/storage cupboard.

Conservatory

14'0 x 9'1 (4.27m x 2.77m)
White upvc double glazing, laminate flooring, ceiling fan and light, neutral decor, doors to rear garden.

Stairs

Stairs leading to all first floor rooms., carpeted, window to top of stairs, landing - carpeted, loft access.

Bedroom One

10'2 x 10'0 (3.10m x 3.05m)
Front facing, carpeted, radiator, neutral decor, built in wardrobes and drawers, door to en-suite.

En-Suite

5'10 x 2'4 (1.78m x 0.71m)
Two piece suite in white comprising toilet, vanity sink, tiled splashback, tiled flooring, neutral decor.

Bedroom Three

6'5 x 6'11 (1.96m x 2.11m)
Front facing, carpeted, radiator, neutral decor.

Family Bathroom

7'9 x 9'7 (2.36m x 2.92m)
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, partly tiled walls, tiled flooring, neutral decor.

Externally

To the front there is a lawned area and stoned driveway for up to four cars and carport to the side of the property. A private rear garden with lawned and paved areas and quiet nook to the side.

Tenure

We have been advised by the vendors that 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

