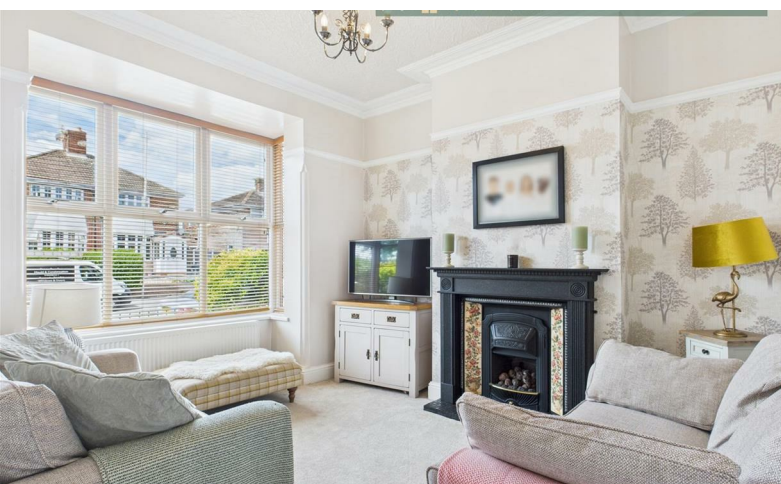




MCDERMOTT & CO
THE PROPERTY AGENTS



£269,999

47 Lord Lane, Failsworth, Manchester, M35 0RX

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McDermott & Co are delighted to bring to the market this three bedroomed semi detached property situated in close proximity to local schools, transport links and local amenities.

The property benefits from upvc double glazing and gas central heating. Comprising of entrance hallway, lounge, kitchen/diner, stairs to three bedrooms and four piece family bathroom.

At the front of the property there are paved steps leading to the front door and grassed area and the rear there is a paved area.

Entrance Hallway

6'11 x 16'2 (2.11m x 4.93m)
Entrance hallway, laminate flooring, radiator, partly panelled walls, neutral decor, under stairs storage, stairs off.

Lounge

11'2 x 13'9 (3.40m x 4.19m)
Front facing into bay window, carpeted, radiator, gas fire with surround and hearth, neutral decor.

Dining Area

11'2 x 13'3 (3.40m x 4.04m)
Rear facing, laminate flooring, build in storage cupboards in soft grey, radiator, partly panelled walls, neutral decor.

Kitchen Area

8'8 x 15'7 (2.64m x 4.75m)
Side facing, range of fitted wall and base units in cream finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, extractor hood over, tiled splashback, laminate flooring, plumbing for washer and space for dryer, neutral decor, back door leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, partly panelled walls, neutral decor - landing, carpeted, neutral decor, loft access.

Bedroom One

9'6 x 13'4 (2.90m x 4.06m)
Rear facing, carpeted, radiator, building in wardrobes, neutral decor.

Bedroom Two

9'6 x 11'10 (2.90m x 3.61m)
Front facing, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Three

7'0 x 8'10 (2.13m x 2.69m)
Front facing, carpeted, radiator, neutral decor.

Family Bathroom

6'11 x 8'1 (2.11m x 2.46m)
Rear and side facing, four piece bathroom suite in white comprising sink and toilet, bath and corner shower enclosure, heated chrome towel rail, partly tiled walls, vinyl flooring, neutral decor.

External

To the front of the property there is paved steps leading to the front door and a grassed area. At the rear of the property there is a paved area.

Tenure

The property is Leasehold for 999 years starting from 29th September 1911 with Ground Rent £10.00 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

