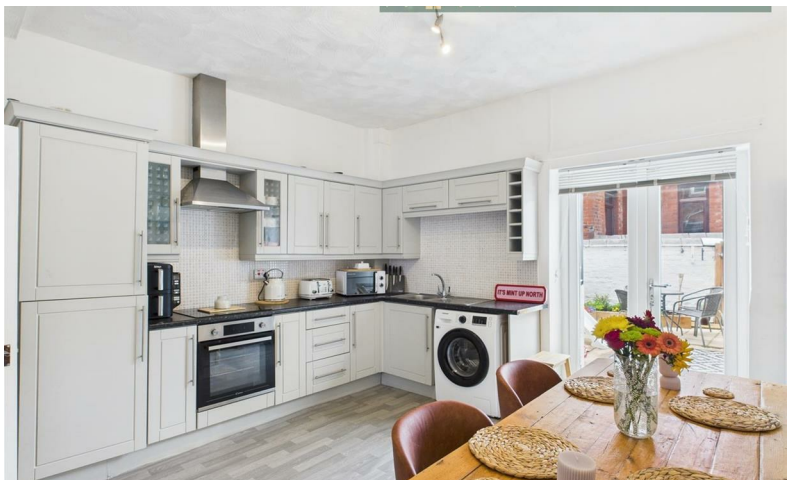
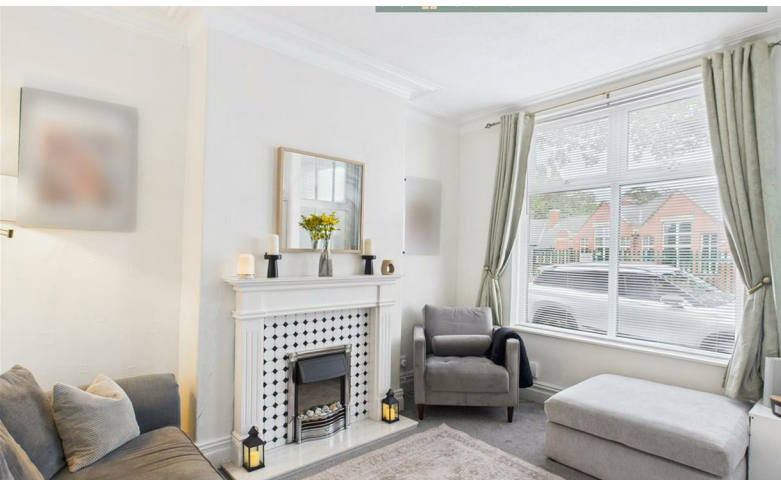




**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£165,000**

87 Minor Street, Failsworth, Manchester, M35 9DT



# 87 Minor Street, Failsworth, Manchester, M35 9DT

A spacious and modernised 2 double bedroom mid terrace situated in the sought after Failsworth area.

McDermott & Co are pleased to present to the market this ideal first time purchase offered with chain free possession.

This delightful property would also suit a buy to let landlord purchase, the location is within close proximity to schools, local amenities and transport links and tram station.

Internally comprising of entrance hallway with stairs off to first floor, lounge, dining kitchen with patio doors out to enclosed rear yard, to the first floor you will find 2 double bedrooms and main family bathroom. The full interior is of modern and neutral decor.

**Entrance Hallway**  
4'10 x 4'6 (1.47m x 1.37m)  
Laminate flooring, radiator, neutral decor, stairs off, door leading into lounge.

**Lounge**  
11'2 x 12'8 (3.40m x 3.86m)  
Front facing, carpeted, radiator, electric fire with surround and hearth, neutral decor.

**Kitchen/Diner**  
14'0 x 13'5 (4.27m x 4.09m)  
Rear facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, plumbing for washer, vinyl flooring, radiator. neutral decor, under stairs storage cupboard, patio doors to rear garden.

**Stairs and Landing**  
Stairs leading to all first floors rooms, carpeted, neutral decor.

**Bedroom One**  
9'11 x 12'9 (3.02m x 3.89m)  
Front facing, two windows, carpeted, radiator, radiator, storage cupboard, neutral decor.

**Bedroom Two**  
9'6 x 13'6 (2.90m x 4.11m)  
Rear facing, carpeted, radiator, neutral decor.

**Bathroom**  
4'4 x 10'8 (1.32m x 3.25m)  
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, radiator, partly tiled walls, vinyl flooring, spotlights, neutral decor.

**Externally**  
To the front a small stoned garden and private partly flagged rear yard.

**Tenure**  
We have been advised that the property is Leasehold for 999 years starting from 25th of December 1898 with Ground Ret of £10.20 per annum.

**Stamp Duty Land Tax**  
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

