



MCDERMOTT & CO
THE PROPERTY AGENTS



£239,950

57 Clifton Street, Failsworth, Manchester, M35 9EF

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McDermott & Co are pleased to bring to the Market this chain free three bedroom semi-detached on Clifton Street in Failsworth.

The property compromises of upvc double glazing entrance hallway, lounge/diner, kitchen, stairs to three bedroom and bathroom with separate WC.

Outside, you will find a drive to the front of the property, to the rear is an enclosed lawned garden, The location in Failsworth is particularly appealing, with local amenities, schools, and parks within easy reach, making it a desirable area for families and professionals alike.

This semi-detached house on Clifton Street presents an excellent opportunity for those looking to establish a comfortable home in a friendly community. With its spacious layout and prime location, it is sure to attract interest from a variety of potential buyers.

Entrance Hallway

Carpeted hallway, door leading to lounge/diner and kitchen with stairs to first floor. Radiator.

Lounge/Diner

Dual aspect room, carpeted, 2 radiators and electric fire, single light fitting and wall lights.

Kitchen

Side facing kitchen with a range of wall and base units in cream with grey work tops, stainless steel sink with drainer, integrated gas oven, gas hobs with over head extractor fan, fridge freezer, tiled flooring and side door leading to rear garden, under stairs storage.

Stairs and Landing

Carpeted stairs and leading, window at the top of stairs and loft access.

Bedroom One

Front facing bedroom with bay window, carpeted with fitted wardrobes, dressing table and cupboards with shelves. single light fitting with wall lights.

Bedroom Two

Rear facing bedroom, carpeted, neutral decor with radiator and single light fitting.

Bedroom Three

Front facing bedroom, carpeted with radiator and single light fitted.

Family Bathroom

Rear facing bathroom fully tiled with laminate flooring, comprising of white basin and bath with over head shower, storage cupboard and single light fitting.

WC

Fully tiled WC with spotlight.

Externally

To the front is a tarmac driveway with lawned area to the side, to the rear of the property is an enclosed lawned garden with a shed and green house.

Tenure

We have been advised that the property is Leasehold for 999 years and ends 31st December 2898.

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

