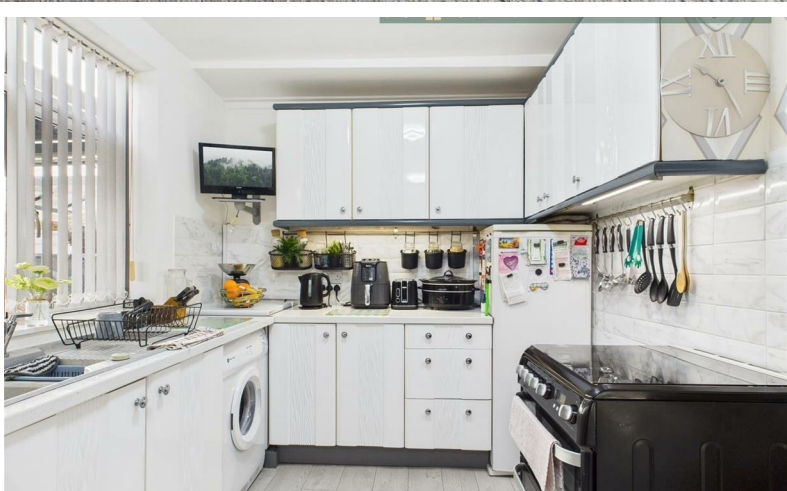
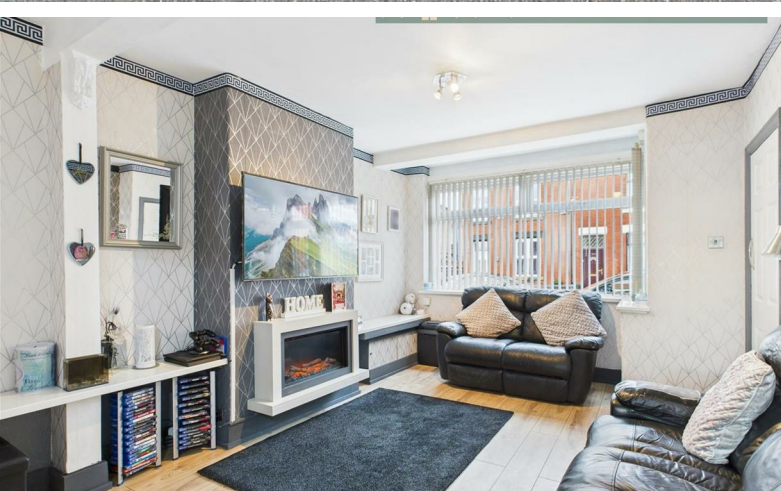




MCDERMOTT & CO
THE PROPERTY AGENTS



£209,950

170 Minor Street, Failsworth, Manchester, M35 9EL

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A three bedroom mid terrace situated in the sought after Failsworth area, it is located within close proximity to schools, local amenities and transport links and tram station.

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

Internally comprising of entrance porch, hallway, lounge, dining kitchen with door providing direct access to the rear garden, stairs off hallway lead to first floor bedrooms two of which are doubles and a third single , main family bathroom.

Small paved garden front, to the rear is a good sized paved garden with pergola seating area and a greenhouse.

Entrance Porch

2'3 x 6'3 (0.69m x 1.91m)

Tiled flooring, wall lights.

Hallway

4'9 x 3'10 (1.45m x 1.17m)

Laminate flooring, neutral stairs, stairs off.

Lounge

16'4 x 11'9 (4.98m x 3.58m)

Front facing into bay facing, laminate flooring, electric fire, built in storage, neutral decor.

Kitchen/Diner

8'1 x 15'4 (2.46m x 4.67m)

Rear facing, range of fitted wall and base units in white finish with complimentary white worktops. Inset sink and drainer with mixer taps over, partly tiled splashback, free standing gas cooker, free standing fridge, free standing chest freezer, free standing dishwasher, free standing washer, free standing dryer, electric wall heater, neutral decor, understairs storage, door to rear garden.

Stairs & Landing

Partly carpet, neutral decor and landing - laminate flooring, storage cupboards, neutral decor, loft access.

Bedroom One

12'10 x 9'0 (3.91m x 2.74m)

Front facing into bay window, laminate flooring, bed, 3 door wardrobes, drawers, 4 bed sides cabinets, neutral decor.

Bedroom Two

11'10 x 9'0 (3.61m x 2.74m)

Rear facing, laminate flooring, 2 wardrobes, desk, neutral decor.

Bedroom Three

6'8 x 6'0 (2.03m x 1.83m)

Front facing, laminate flooring, desk, small drawers, neutral decor.

Bathroom

7'3 x 5'11 (2.21m x 1.80m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over P shaped bath, glass shower screen, fully tiled walls , tiled floor.

External

To the front of the property which is paved, to the rear there is a paved, greenhouse, pergola, gate to alleyway.

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

