



MCDERMOTT & CO
THE PROPERTY AGENTS



£251,950

33 Clough Road, Failsworth, Manchester, M35 0RJ

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McDermott & Co are pleased to bring to the market this Freehold extended three bedroomed end quasi semi, situated in the sought after Failsworth area. Offered with no vendor chain providing a perfect opportunity for first time buyers, families or Investors.

Briefly comprising of a entrance hall leading to lounge, kitchen, dining room and 2nd reception/4th bedroom, landing, three bedrooms and family bathroom.

Externally offers a lawned front garden and spacious raised paved rear garden which is not overlooked. Situated in close proximity to local shops and schools. Viewings highly recommended.

Entrance Hallway

6'11 x 3'4 (2.11m x 1.02m)
Laminate flooring, neutral decor, stairs leading off with radiator at the bottom of stairs.

Lounge

19'3 x 9'8 (5.87m x 2.95m)
Front and rear facing windows front into bay, laminate flooring, two radiators, neutral decor.

Kitchen

11'10 x 7'9 (3.61m x 2.36m)
Rear facing, range of fitted wall and base units in White finish with complimentary worktops and tiled splash back. Stainless steel Inset sink and drainer with mixer taps over, plumbing for washing machine. vinyl flooring and radiator.

Dining Room

19'10 x 9'2 (6.05m x 2.79m)
Rear facing, laminate flooring, radiator, neutral decor, patio doors to rear garden.

2nd Reception/4th Bedroom

12'9 x 5'7 (3.89m x 1.70m)
Front facing, multipurpose room, radiator, loft access.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted with banister, neutral decor, window at the top of stairs, loft access.

Bedroom One

9'11 x 11'10 (3.02m x 3.61m)
Rear facing, radiator, neutral decor,

Bedroom Two

9'2 x 9'3 (2.79m x 2.82m)
Front facing, radiator, neutral decor.

Bedroom Three

6'4 x 8'8 (1.93m x 2.64m)
Front facing, radiator.

Family Bathroom

5'9 x 6'8 (1.75m x 2.03m)
Rear facing, white suite comprising of a toilet, sink and bath with shower

over, neutral tiled walls, vinyl flooring, heated chrome towel rail, spotlights.

External

To the front brick wall, lawned front garden with path running to the front door. To the rear raised paved area which is not overlooked, timber built shed.

Tenure

We have been advised 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

