MCDERMOTT & CO

THE PROPERTY AGENTS

£399,950

55 Leicester Road, Failsworth, Manchester, M35 0GW

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McDermott & Co present to the market this spacious extended three bedroomed semi detached property situated in a highly sought after area within Failsworth.

Backing on to Bluebell woods and in close proximately to all local amenities including woodland walks, schools, shops and various transport links providing direct access to Manchester City Centre.

Benefitting from Upvc double glazing & gas central heating this spacious family home comprises of entrance hallway with stairs off, lounge which opens through to the dining kitchen, double doors lead from the kitchen into the conservatory, downstairs WC. To the first floor are three bedrooms, the master which is a dual aspect room has its own en-suite & Juliette balcony overlooking the garden and stunning woodland, bedroom two also has a built in shower cubicle, separate family bathroom.

Entrance Hallway
18'4 x 3'2 (5.59m x 0.97m)
Entrance hallway, laminate flooring, radiator, neutral decor, under stairs storage, stairs off, doors leading to downstairs WC and dining kitchen.

Downstairs WC
6'9 x 2'3 (2.06m x 0.69m)
Two piece suite in white comprising vanity sink and toilet, radiator, spotlights, laminate flooring neutral decor.

Lounge
18'8 x 10'5 (5.69m x 3.18m)
Front facing into bay window, laminate flooring, radiator, fire place with surround and hearth with log burner, neutral decor. Open through to:

Dining Kitchen
8'6 x 25'5 (2.59m x 7.75m)
Rear facing, range of fitted wall and base units in Cherrywood base units and black gloss wall units finish with complimentary black granite worktops. Inset sink and drainer with mixer taps over, built in double electric oven and induction hob with extractor hood over, integrated dishwasher, under floor heating tiled flooring, spotlights, neutral decor, door to under stairs storage, garage, double doors into conservatory.

Dining Area, under flooring heating, titled flooring, spotlights, neutral decor.

Conservatory
12'4 x 13'4 (3.76m x 4.06m)
Rear and side facing, laminate flooring, radiator, spotlights.

Stairs and Landing
Stairs leading to all first floor rooms, carpeted, neutral decor - landing, carpeted, radiator, neutral decor, loft access.

Bedroom One
22'3 x 7'8 (6.78m x 2.34m)
Dual aspect, laminate flooring, two radiators, spotlights, neutral decor, built in wardrobes, double doors open to Juliet balcony with stunning views.

En-Suite
7'0 x 6'4 (2.13m x 1.93m)
Three piece suite in white comprising vanity sink and toilet, walk in shower enclosure, heated chrome towel rail, spotlights, fully tiled walls, tiled flooring.

Bedroom Two
10'5 x 10'2 (3.18m x 3.10m)
Front facing, laminate flooring, radiator, neutral decor, built in wardrobes, fully tiles walk in shower.

Bedroom Three
10'6 x 8'11 (3.20m x 2.72m)
Rear facing, laminate flooring, radiator, built in wardrobes, cupboards and drawers, neutral decor.

Bathroom
5'7 x 7'8 (1.70m x 2.34m)
Rear facing with two windows, three piece bathroom suite in white comprising sink and toilet, jacuzzi bath, radiator, fully tiled walls, laminate flooring, neutral decor.

Loft Room
23'0 x 17'1 (7.01m x 5.21m)
Loft room which is boarded and has lighting & power supply.

Garage
16'1 x 10'5 (4.90m x 3.18m)
Electric door.

External
To front of the property there is a imprinted concrete driveway for four cars, electric garage door. At the rear there is a good sized private garden with paved and artificial grassed areas, field views.

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

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