



MCDERMOTT & CO

THE PROPERTY AGENTS



**£194,500**

8 Wickentree Lane, Failsworth, Manchester, M35 9BB

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Offered with chain free vacant possession McDermott & Co are proud to present this ideal starter home. A mid terrace property in a convenient & popular location of Failsworth.

With two generously sized bedrooms & two reception rooms providing good living space.

Neutrally decorated throughout & further benefitting from gas central heating and Upvc double glazing.

Externally the property is garden fronted with a enclosed rear yard which has artificial lawn.

## Entrance Vestibule

2'11 x 3'7 (0.89m x 1.09m)

Door to lounge, grey decor, grey carpet

## Lounge

11'9 x 13'6 (3.58m x 4.11m)

Front facing upvc double glazed window, grey decor with picture rail, grey wood fireplace with black marble hearth and back plate with gas fire, grey carpet, radiator, door leads to rear reception room

## Dining Room

12'11 x 13'5 (3.94m x 4.09m)

Rear facing upvc double glazed window, door to kitchen, grey decor, laminate flooring, stairs to first floor, radiator.

## Kitchen

8'9 x 7'5 (2.67m x 2.26m)

With range of grey wall and base units, built in electric oven and gas hob with chimney style extractor over, marble effect work surfaces with inset stainless steel single bowl sink and mosaic tile splashback with steel splashback to hob area, upvc double glazed window and door to side, grey tiled flooring, grey decor, boiler.

## Stairs and Landing

Grey carpet, grey decor, doors to both bedrooms and bathroom.

## Bedroom One

11'11 x 13'8 (3.63m x 4.17m)

Double bedroom, Front facing upvc double glazed window, grey carpet and grey decor, radiator.

## Bedroom Two

12'10 x 10'6 (3.91m x 3.20m)

Double size bedroom with upvc double glazed window to rear, storage cupboard, grey carpet, grey decor, radiator.

## Bathroom

8'9 x 7'6 (2.67m x 2.29m)

Four piece bathroom suite to include bath, low level w.c., pedestal wash hand basin and corner shower unit, mosaic tiles around bath and sink area and grey tiles to shower cubicle, white decor, grey tiled flooring, upvc double glazed window to rear, vanity unit above sink, extractor, radiator.

## External

To the front is a small garden area with path to front door, to the rear is a yard with artificial grass, enclosed with fencing to rear and walls to sides.

## Tenure

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

