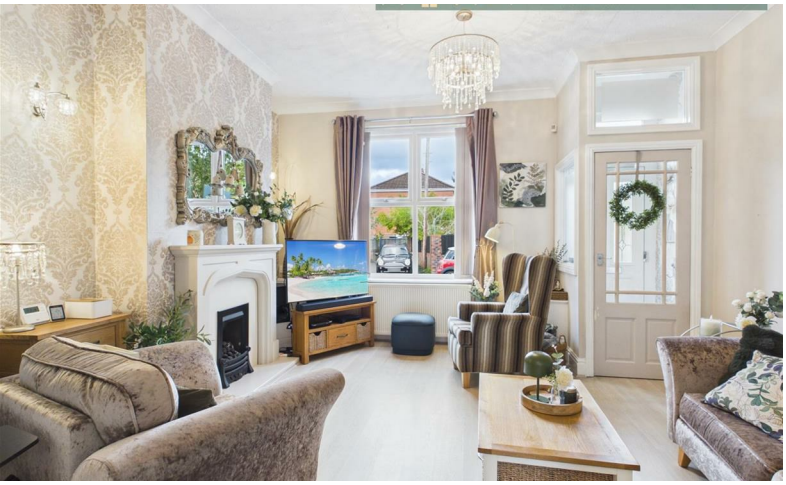
MCDERMOTT & CO

THE PROPERTY AGENTS



£219,000

24 Norman Street, Failsworth, Manchester, M35 9EJ

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McDermott & Co are proud to present this beautifully presented three-bedroom mid-terrace home, occupying a convenient and highly sought-after position on Norman Street, Failsworth. Finished to an excellent standard throughout, this attractive property combines stylish interiors with spacious accommodation, making it an ideal purchase for first-time buyers, young families and professionals alike.

The accommodation briefly comprises an entrance vestibule, spacious lounge, separate dining room and a modern fitted kitchen appointed with contemporary shaker-style units and integrated cooking appliances. To the first floor are three well-proportioned bedrooms and a modern family bathroom fitted with a four-piece suite, all accessed from a bright and stylish landing.

A particular feature of the property is the useful loft room, providing versatile additional space ideal for a home office, hobby room or storage. The home is further enhanced by tasteful décor, generous room proportions and an abundance of natural light throughout.

Entry
3'2 x 2'10 (0.97m x 0.86m)
A bright and welcoming entrance vestibule featuring wood-effect flooring, decorative wall panelling. Benefiting from a composite entrance door with glazed inserts and matching side panels, the space provides a pleasant introduction to the home whilst offering practical storage for coats and footwear before leading through to the main accommodation.

Lounge
14'4 x 14'0 (4.37m x 4.27m)
A spacious and beautifully presented lounge featuring a large front-facing window allowing plenty of natural light, wood-effect flooring, ceiling lighting, wall lights and a radiator. An attractive feature fireplace creates a focal point to the room, while the generous proportions provide ample space for a range of lounge furniture. Finished in neutral tones throughout, this elegant reception room is ideal for both everyday living and entertaining.

Dining Room
11'9 x 12'0 (3.58m x 3.66m)
A spacious dining room featuring wood-effect flooring, ceiling light fitting, radiator and a useful understairs storage cupboard. French doors open directly onto the rear courtyard, allowing plenty of natural light and creating an ideal space for family dining and entertaining. The room also provides access to the first-floor accommodation and flows seamlessly through to the kitchen.

Kitchen
7'11 x 8'7 (2.41m x 2.62m)
A modern fitted kitchen comprising a range of shaker-style wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric hob with extractor hood above and double oven below, with space for additional appliances. The room further benefits from herringbone-effect flooring, ceiling lighting and a rear-facing window allowing plenty of natural light. A well-appointed and practical kitchen providing ample storage and workspace.

Stairs & Landing
5'7 x 15'3 (1.70m x 4.65m)
A bright and well-presented landing featuring fitted carpeting, ceiling lighting, decorative wall panelling and loft access. The landing provides access to all first-floor accommodation and is enhanced by attractive spindle balustrading, creating a stylish and welcoming space that complements the character of the home.

Bedroom One
8'7 x 15'9 (2.62m x 4.80m)
A beautifully presented double bedroom featuring a rear-facing window allowing plenty of natural light and not overlooked, fitted carpeting, ceiling light fitting and radiator. Offering ample space for a double bed and additional bedroom furniture, this bright and comfortable room provides an ideal principal bedroom.

Bedroom Two
10'10 x 11'3 (3.30m x 3.43m)
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting and radiator. Offering space for a bed, wardrobe and additional furniture, this versatile room is ideal as a bedroom, nursery or home office.

Bedroom Three
8'0 x 8'8 (2.44m x 2.64m)
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting and radiator. Offering space for a bed and additional bedroom furniture, this versatile room is ideal as a child's bedroom, nursery, guest room or home office.

Bathroom
A spacious family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin and low-level WC. Complemented by tiled flooring, part-tiled walls, recessed spot lighting, a radiator and a frosted rear-facing window providing natural light and ventilation. A well-appointed bathroom offering both practicality and comfort for modern family living.

Loft Room
10'11 x 13'3 (3.33m x 4.04m)
A useful and versatile loft room featuring fitted carpeting, two radiators, ceiling spot lighting and two rooflights allowing plenty of natural light. Benefiting from useful eaves storage, the room offers flexible accommodation and is currently utilised as a hobby room and study area. An ideal space for a home office, games room or additional storage.

External
To the front, the property is street-fronted, set behind a low-level brick boundary wall with gated access to the entrance door, creating an attractive approach to this traditional terraced home.

To the rear, the property enjoys a private enclosed courtyard garden, thoughtfully designed for low-maintenance living. Featuring artificial lawn, a covered pergola seating area and mature planting, the space provides an ideal setting for outdoor dining, entertaining and relaxation. The courtyard is enclosed by boundary walls and fencing, creating a pleasant degree of privacy.

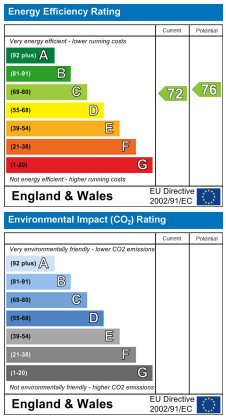
Tenure - Leasehold
The property is listed as leasehold with 954 years remaining and an annual ground rent of £20

Stamp Duty Land Tax
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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