



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£209,950**

22 Lord Lane, Failsworth, Manchester, M35 0SJ

# 22 Lord Lane, Failsworth, Manchester, M35 0SJ

McDermott & Co offer to the market this well maintained two bedroom semi detached. Offered with no vendor chain the property is well situated on the popular Lord Lane, close to all local amenities including schools, supermarkets, bus routes, the motorway network and metrolink.

The accommodation which is warmed by gas central heating and has upvc double glazing briefly comprises of: Porch, entrance hallway with stairs to the first floor, lounge with bay window and double doors that open up to the dining kitchen, which has ample units and direct access from the side door to the rear garden.

To the first floor there is a large front bedroom which has built in mirrored wardrobes, the second bedroom can also accommodate a double bed, separate three piece modern shower room.

Garden fronted with concrete path and lawned area. The rear garden is laid to lawn with a decked area.

## Entrance Porch

2'11" x 4'7" (0.89 x 1.40)

Laminate flooring, wall lights, neutral decor.

## Hallway

3'8" x 3'9" (1.13 x 1.15)

Laminate flooring, radiator, gas fire with surround and hearth. neutral decor, double doors into kitchen.

## Lounge

13'8" x 11'3" (4.19 x 3.45)

Front facing into bay window,

## Kitchen

9'11" x 14'6" (3.03 x 4.44)

Rear facing, range of fitted wall and base units in cream finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, laminate flooring, plumbing for washer, radiator, neutral decor, under stairs storage cupboard, door to side leading to rear garden.

## Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, window at top of stairs, - Landing - carpeted, neutral decor, loft access.

## Bedroom One

13'8" x 12'6" (4.18 x 3.83)

Front facing into bay window and side facing, carpeted, radiator, built in mirrored wardrobes, neutral decor.

## Bedroom Two

9'11" x 8'3" (3.03 x 2.53)

Rear facing, laminate flooring, radiator, built in storage cupboard, neutral decor.

## Bathroom

6'5" x 5'11" (1.97 x 1.82)

Side facing, three piece bathroom suite in white comprising vanity sink and vanity toilet, walk in shower enclosure, radiator, fully tiled walls, laminate flooring, spotlights.

## External

At the front of the property there is a concrete path and lawned area.

To the rear there is a concrete path, lawned & decked areas.

## Tenure

We have been advised 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

