



MCDERMOTT & CO

THE PROPERTY AGENTS



£470,000

11 Yewdale Drive, Failsworth, Manchester, M35 9XE

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McDermott & Co are delighted to bring to the market this well presented four double bedroomed detached property set in the desirable area of Failsworth situated close to the sought after Woodhouses Village and Daisy Nook Country Park.

Comprising of entrance hallway, downstairs wc, lounge, dining area, kitchen with integrated appliances, utility area, office/2nd reception rooms and orangery. To the first floor all four bedrooms are doubles with three of them with built in wardrobes, bedroom one with an en-suite and family bathroom.

Externally at the front of the property there is a blocked paved driveway for two cars and a lawned area. There are gates to the side of the property leading to south facing rear garden which has a paved area, border garden and lawned areas.

Entrance Hallway

3'4 x 7'10 (1.02m x 2.39m)

Entrance hallway, tiled flooring, radiator, neutral decor, doors leading to downstairs wc and lounge, stairs off.

Lounge/Diner

8'3 x 2'9 (2.51m x 9.07m)

Front facing, solid wood flooring, radiator, neutral decor.

Dining Area

Side and rear facing, solid wood flooring, radiator, neutral decor.,

Kitchen

16'4 x 11'4 (4.98m x 3.45m)

Rear facing, range of fitted wall and base units in grey finish with complimentary granite stone worktops. Inset sink and drainer with mixer taps over, range cooker with extractor hood over, integrated double fridge and double freezer, integrate microwave, integrated dishwasher, tiled flooring, lighting in kickboards, , radiator, spotlights, under stairs storage cupboards, neutral decor, door to office/2nd reception sand door leading to rear garden.

Utility Area

8'3 x 7'1 (2.51m x 2.16m)

Off kitchen, cupboards in gey with worktop, plumbing for washer and space for dryer, tiled flooring, spotlights, neutral decor.

Office/2nd Reception

8'3 x 10'6 (2.51m x 3.20m)

Front facing, carpeted, radiator, spotlights, built in cupboards.

Downstairs WC

2'9 x 5'3 (0.84m x 1.60m)

Front facing, Two piece bathroom suite in white comprising sink and toilet, heated chrome towel rail, fully tiled walls, tiled flooring.

Orangery

16'1 x 12'2 (4.90m x 3.71m)

Rear and side facing, solid wood flooring, two radiators, brick walls, spotlights, neutral decor, doors leading to rear garden.

Stairs and Landing

Stair leading to all first floor rooms, carpeted, neutral decor - landing, carpeted, neural decor, storage cupboard, loft access.

Bedroom One

8'11 x 12'2 (2.72m x 3.71m)

Rear facing, carpeted, radiator, built in wardrobes, neutral decor, door to en-suite.

En-Suite

7'0 x 4'6 (2.13m x 1.37m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower cubicle, heated chrome towel rail, spotlights, fully tiled walls, tiled flooring, spotlights.

Bedroom Two

8'10 x 15'1 (2.69m x 4.60m)

Front and side facing, radiator, neutral decor.

Bedroom Three

13'7 x 8'8 (4.14m x 2.64m)

Rear facing, carpeted, radiator, built in wardrobes, drawers and shelves, neutral decor.

Bedroom Four

9'2 x 9'3 (2.79m x 2.82m)

Front facing, carpeted, radiator, built in wardrobes one with mirrored door, neutral decor.

Family Bathroom

6'3 x 6'3 (1.91m x 1.91m)

Front facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath with rainfall shower head, heated chrome towel rail, spotlights, fully tiled walls, tiled flooring.

External

To the front of the property there is a blocked paved driveway for two cars and a lawned area. There are gates to the side of the property leading to south facing rear garden which has a paved area, border garden and lawned areas.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1st of March 2000 with Ground Rent of £126.00 per annum.

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

