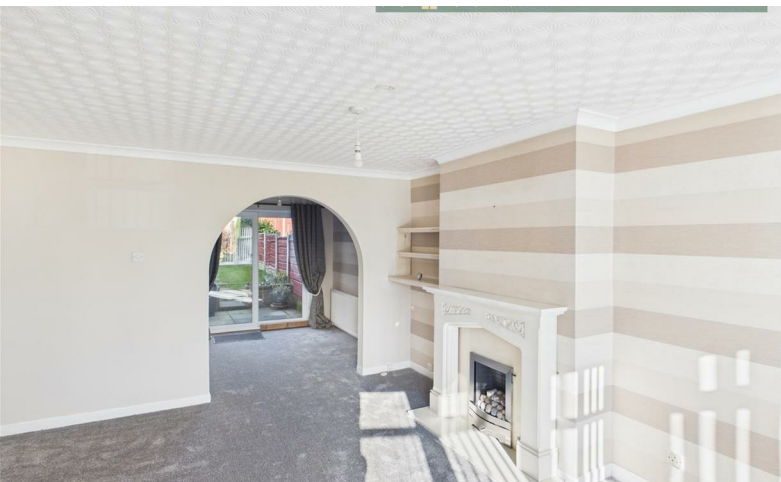




MCDERMOTT & CO
THE PROPERTY AGENTS



£275,000

64 Leicester Road, Failsworth, Manchester, M35 0QY

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Offered to the market with Modernmott & Co is this chain free, extended four bedroomed semi detached property situated in a highly sought after area within Failsworth. In close proximity to all local amenities including Bluebell Woods, schools, shops and various transport links providing direct access to Manchester City Centre.

The internal layout briefly comprises of entrance hallway with stairs off, bay front lounge which opens through to dining area & separate kitchen. To the first are 3 bedrooms and main family shower room, stairs lead off from the landing to bedroom 4 on the second floor with a dual aspect outlook.

To front of the property is a lawned area & a low maintenance shared imprinted concrete driveway which leads to detached garage. The rear garden has a paved patio and lawn.

Benefitting from Upvc double glazing & gas central heating, this home has potential for improvements, perfect for those seeking a property they can put their own stamp on.
NEW PRICE

Entrance Hallway

6'5 x 5'11 (1.96m x 1.80m)
Entrance hallway, laminate flooring, radiator, neutral decor, stairs off, door leading into lounge.

Lounge

16'2 x 13'9 (4.93m x 4.19m)
Front facing into bay window, carpeted, radiator, gas fire with surround and hearth, wall lights, under stairs storage cupboard, neutral decor, arch into dining area.

Dining Area

8'6 x 7'9 (2.59m x 2.36m)
Rear facing, carpeted, radiator, neutral decor patio doors leading to rear garden, arch into kitchen.

Kitchen

8'6 x 8'7 (2.59m x 2.62m)
Rear facing, range of fitted wall and base units in white finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, plumbed for washer, tiled flooring, neutral decor, under stairs storage cupboard, door to side leading to rear garden.

Stairs and Landing

Stairs and landing leading to all first floor rooms, carpeted, neutral decor, window at top of stairs, carpeted, neutral decor, storage cupboard, stairs to bedroom four.

Bedroom One

10'5 x 10'2 (3.18m x 3.10m)
Front facing, carpeted, radiator, built in storage cupboard, neutral decor.

Bedroom Two

10'6 x 9'0 (3.20m x 2.74m)
Rear facing, carpeted, radiator, built in storage cupboard, neutral decor.

Bedroom Three

6'11 x 6'5 (2.11m x 1.96m)
Front facing, carpeted, radiator, built in storage cupboard, neutral decor.

Shower room

5'5 x 7'8 (1.65m x 2.34m)
Rear facing, two windows, three piece suite in white comprising vanity sink and toilet, shower enclosure, radiator, spotlights, panelled walls round shower area, vinyl flooring.

Stairs to Bedroom Four

Bedroom Four

11'10 x 12'6 (3.61m x 3.81m)
Dual aspect carpeted, two radiator, built in wardrobes, cupboards and dressing tables, neutral decor.

Garage

17'11 x 9'6 (5.46m x 2.90m)

External

At the front of the property there is an lawned area and an imprinted shared driveway leading to detached garage. A private rear garden with paved and raised lawned area.

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

