



MCDERMOTT & CO
THE PROPERTY AGENTS



£220,000 Offers Over

55 Propps Hall Drive, Failsworth, Manchester, M35 0WA

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McDermott & Co are proud to present this two-bedroom semi-detached home, occupying a sought-after position on Propps Hall Drive in Failsworth.

Offering approximately 815 sq ft of well-proportioned accommodation, this attractive property is ideally suited to first-time buyers, downsizers and investors alike. Well maintained throughout, the home provides comfortable living space with a practical layout and an abundance of natural light.

Internally briefly comprising a entrance hallway, spacious lounge, separate dining room, fitted kitchen, useful utility room, two well-proportioned bedrooms and a family bathroom. Benefitting from neutral décor throughout and offers excellent potential for buyers looking to personalise and add their own stamp.

Hallway

4'11 x 4'5 (1.50m x 1.35m)
A bright entrance hallway benefitting from wood-effect flooring, a radiator and neutral décor throughout.

A staircase with fitted carpeting rises to the first floor, whilst doors provide access to the ground floor accommodation. A practical and well-presented entrance to the home.

Lounge

21'6 x 10'10 (6.55m x 3.30m)
A spacious lounge with a large window to the front elevation allowing plenty of natural light throughout. Benefitting from fitted carpeting, a radiator.

A decorative stone fireplace provides an attractive focal point, whilst the generous proportions offer ample space for a range of seating arrangements. An open archway leads through to the dining area, creating a bright and sociable living space ideal for both relaxing and entertaining.

Dining Room

A bright dining room with a rear-facing window and glazed door overlooking the garden, allowing plenty of natural light.

Benefitting from fitted carpeting, a vertical radiator and ceiling light fitting, the room offers ample space for a dining table and chairs. An open archway leads through to the lounge, creating a sociable living space.

Kitchen

8'1 x 9'7 (2.46m x 2.92m)
A fitted kitchen offering a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

The kitchen benefits from an integrated oven, electric hob with extractor hood above and a stainless-steel sink and drainer unit. A window overlooking the rear garden provides plenty of natural light, whilst a glazed door offers access to the side of the property.

Finished with vinyl flooring, a contemporary vertical radiator and ceiling lighting, this practical kitchen provides ample storage and worktop space for everyday living.

Out House

9'3 x 4'4 (2.82m x 1.32m)
A useful Out House providing additional storage space and room for laundry appliances.

Benefitting from shelving and power, this practical space is ideal for household items, tools and garden equipment. A useful addition to the home.

Stairs & Landing

11'6 x 4'10 (3.51m x 1.47m)
A staircase with fitted carpeting rises to the first-floor landing. Benefitting from windows to the front and side elevations, allowing plenty of natural light throughout.

The landing provides access to all first-floor accommodation and is finished in neutral décor throughout.

Bedroom One

11'0 x 10'11 (3.35m x 3.33m)
A double bedroom with a large window to the front elevation allowing plenty of natural light.

Benefitting from fitted carpeting, a radiator and pendant lighting, the room also features fitted mirrored wardrobes providing useful storage.

Bedroom Two

7'11 x 10'9 (2.41m x 3.28m)
A bedroom with a window to the front elevation allowing plenty of natural light. Benefitting from fitted carpeting, a radiator and pendant lighting.

Bathroom

7'11 x 9'8 (2.41m x 2.95m)
A family bathroom fitted with a three-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin and low-level WVC.

Benefitting from tiled walls, a heated towel radiator, ceiling light fitting and two frosted windows providing natural light and ventilation throughout.

External

To the front, the property benefits from a gravelled garden with mature hedging and decorative wrought-iron fencing, creating an attractive approach and a good degree of privacy. A pathway leads to the entrance door, whilst pleasant open aspects to the front enhance the property's appeal.

To the side, the property benefits from a useful attached out house outbuilding, providing excellent space for gardening equipment, bicycles and general household storage.

To the rear is a beautifully maintained enclosed garden featuring a well-kept lawn, paved patio seating area and established borders with mature shrubs and planting. The garden enjoys a private setting and provides an ideal space for relaxing, outdoor dining and entertaining.

Beautifully maintained throughout, the outdoor space perfectly complements the accommodation on offer and provides an attractive setting to enjoy throughout the year.

Tenure - Freehold

The property is listed as Freehold

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

Directions

