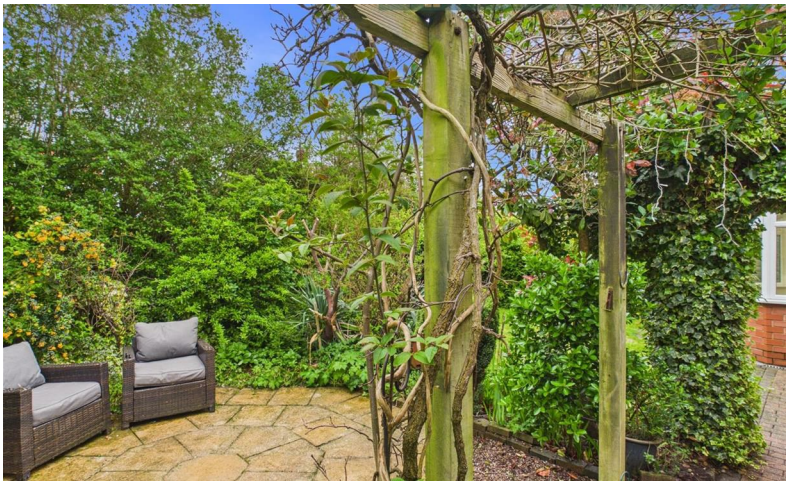
MCDERMOTT & CO

THE PROPERTY AGENTS



£279,000 Reduced To

30 Wyndale Drive, Failsworth, Manchester, M35 0PY

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McDermott & Co are delighted to bring to market 30 Wyndale Drive, nestled in a charming cul-de-sac in the Failsworth area.

This delightful extended semi-detached bungalow offers a unique opportunity for those seeking a spacious and versatile home. With two generously sized bedrooms and a well-appointed bathroom, this property is perfect for individuals or small families looking for comfort and convenience.

The bungalow boasts a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The extended layout enhances the living area, ensuring ample room for your personal touch. The private, established garden is a true gem, offering a tranquil retreat that is not overlooked, allowing for peaceful outdoor enjoyment.

Vestibule Entrance
2'9 x 4'4 (0.84m x 1.32m)
Neutral Decor

Entrance/Hallway
9'10 x 5'9 (3.00m x 1.75m)
Laminate flooring, radiator, neutral decor.

Bedroom One
12'0 x 9'4 (3.66m x 2.84m)
Front facing into bay window, laminate flooring, radiator, neutral decor, built in wardrobes and cupboards.

Bedroom Two
10'0 x 8'10 (3.05m x 2.69m)
Front facing, laminate flooring, radiator, neutral decor.

Bathroom
8'1 x 6'9 (2.46m x 2.06m)
Side facing, three piece bathroom suite in white comprising sink and toilet, with shower over bath, radiator, fully tiled walls & flooring.

Lounge
10'10 x 12'5 (3.30m x 3.78m)
Rear facing, laminate flooring, radiator, electric fire with surround and hearth, neutral decor, open through to conservatory.

Conservatory
12'11 x 10'0 (3.94m x 3.05m)
Rear facing, tiled flooring, neutral decor. Direct access to rear garden.

Dining Kitchen
13'2 x 10'1 (4.01m x 3.07m)
Rear facing, range of fitted wall and base units in white finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, integrated fridge freezer, tiled flooring, radiator, neutral decor.

Garage
18'1 x 8'11 (5.51m x 2.72m)
Up and over door to the front and door to rear garden.

External
The private, established gardens to front and rear a true gem, offering a tranquil retreat that is not overlooked, allowing for peaceful outdoor enjoyment. Driveway to side.

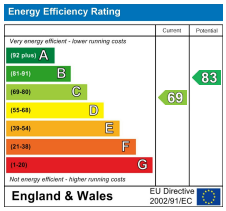
Tenure
Freehold.

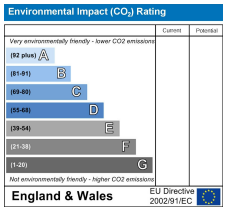
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you’re eligible 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





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