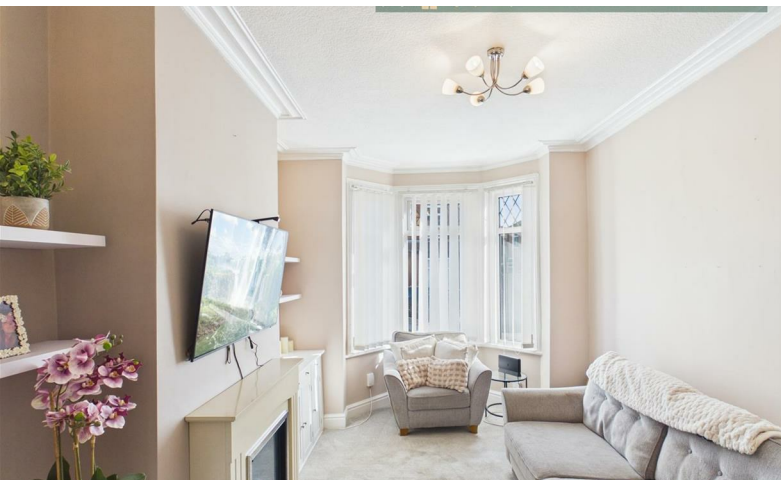




MCDERMOTT & CO

THE PROPERTY AGENTS



£210,000

7 Lancaster Avenue, Failsworth, Manchester, M35 0AP

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McDermott & Co are pleased to bring to the market this well presented two double bed roomed mid terrace property. Situated in the Failsworth area and benefitting from gas central heating, upvc double glazing & has retained some period features adding character.

The layout comprises of entrance hallway, lounge, dining room with direct access via patio doors to the enclosed garden area, modern kitchen complete with integrated appliances.

To the first floor are two double bedrooms with built in wardrobes and dressing table to master, separate modern four piece bathroom suite with walk in shower.

To the front is a small enclosed block paved garden area, to the rear is a paved patio area and raised artificial lawn.

Hallway

3'3 x 12'5 (0.99m x 3.78m)

Entrance hallway, laminate flooring, radiator, neutral decor, door leading into dining room.

Lounge

10'2 x 12'5 (3.10m x 3.78m)

Front facing into bay window, carpeted, radiator, electric fire with surround and hearth, storage cupboards in alcoves, wall lights, neutral decor.

Dining Room

10'6 x 12'9 (3.20m x 3.89m)

Rear facing, laminate flooring, radiator, neutral decor, patio doors to rear garden, opening into lounge, door to kitchen.

Kitchen

7'10 x 9'3 (2.39m x 2.82m)

Rear facing, Range of fitted wall and base units in soft grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in double electric oven and electric hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated dryer, laminate flooring, spotlights, neutral decor, under stairs storage cupboard.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor.

Landing

4'10 x 12'7 (1.47m x 3.84m)

Carpeted, spotlights, neutral decor, loft access.

Bedroom One

12'1 x 12'8 (3.68m x 3.86m)

Front facing, two windows, carpeted, radiator, built in wardrobes and dressing table, two free standing bedside cabinets, neutral dcor.

Bedroom Two

8'9 x 12'8 (2.67m x 3.86m)

Rear facing, laminate flooring, radiator, neutral decor.

Bathroom

7'6 x 9'1 (2.29m x 2.77m)

Rear facing, four piece bathroom suite in white comprising sink and toilet, bath, walk in shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights, built in storage cabinet.

External

To the front of the property there is a blocked paved area with border garden. At the rear there is a paved area and raised artificial grassed area,

Tenure

Leasehold for 800 years starting from 25th Mach 1890 with Ground Rent of £18.00.

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
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-101 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-65 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 102-110 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-65 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |