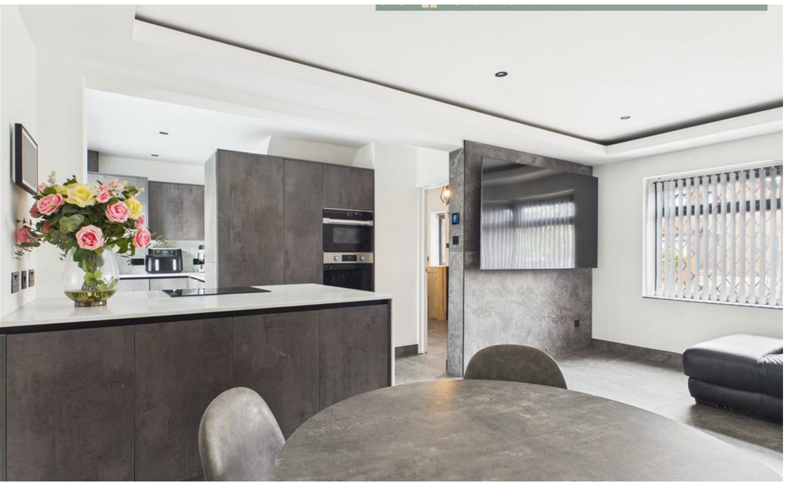
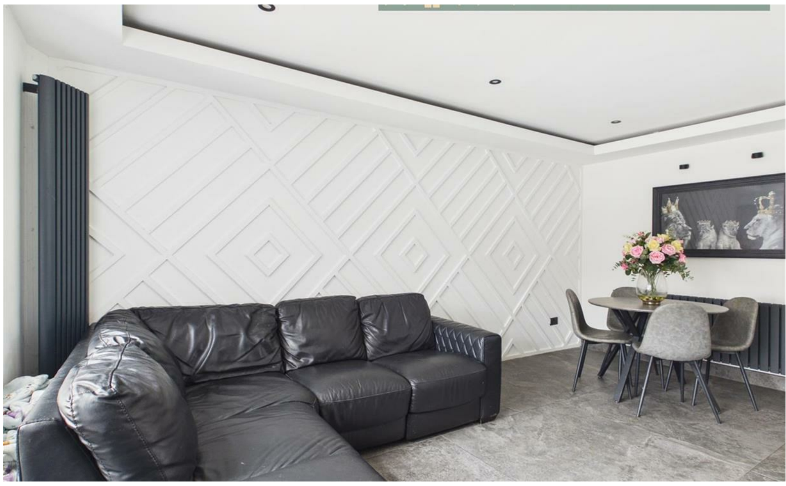
MCDERMOTT & CO

THE PROPERTY AGENTS





£255,000

44 Paulden Drive, Failsworth, Manchester, M35 0SP

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Nestled in the charming area of Paulden Drive, Failsworth, this delightful quasi-semi offers a perfect blend of comfort and convenience. Built in 1955 and boasting a generous living space of 1,114 square feet, making it an ideal family home.

Featuring an inviting open plan layout to the ground floor providing a perfect space for relaxing, dining and entertaining complete with Bi-fold doors leading out in to the rear garden.

To the first floor you will find two well-proportioned bedrooms, providing ample space for relaxation and rest. There is a further room which was originally the third bedroom and has since been adapted to provide a laundry room with stairs off leading to the large versatile loft room which is currently being used as a bedroom which would also suit as a study, playroom, or additional storage space.

Entrance Hallway
10'8 x 5'11 (3.25m x 1.80m)
Entrance hallway, tiled flooring, radiator, partly panelled walls, under stairs storage cupboard, stairs off, door, leading into lounge area.

Open Plan Lounge / Dining
12'0 x 17'3 (3.66m x 5.26m)
Front facing, tiled flooring, radiator, feature ceiling details with spotlights, neutral decor.

Kitchen Area
11'5 x 10'9 (3.48m x 3.28m)
Stylist modern open plan grey kitchen with a range of wall and base units fully equipped with underfloor heating, integrated appliances, dishwasher, fridge/freezer, oven & microwave, electric hob, under counter top lighting, Quooker tap for instant boiling water. Fitted with 3 panel bi folding doors leading to the garden.

Stairs and Landing
Stairs leading to first floor rooms, carpeted, partly panelled walls, landing, carpeted, radiator, partly panelled walls.

Bedroom One
13'6 x 9'9 (4.11m x 2.97m)
Front facing, carpeted, radiator, neutral decor, fitted wardrobes and drawers.

Bedroom Two
13'8 x 7'5 (4.17m x 2.26m)
Rear facing, radiator, partly panelled walls. storage cupboard.

Bathroom
7'7 x 5'9 (2.31m x 1.75m)
Fully tiled, with 4 piece suite comprising free standing bath, Shower cubicle with mains rainfall shower head, wash basin with vanity unit, w/c, heated towel rail and radiator, 2 uPVC windows to the rear.

Laundry Room
8'8 x 7'11 (2.64m x 2.41m)
Front facing, carpeted, radiator, neutral decor, storage cupboards, stairs to loft room. Originally the third bedroom.

Stairs to Loft Room
Stairs to Loft Room, carpeted, neutral decor.

Loft Room
25'6 x 8'8 (7.77m x 2.64m)
Two velux windows, two radiators, carpeted, built in storage cupboards and drawers, neutral decor. Currently being used as a third bedroom.

External
Externally the property boasts a large driveway to fit two - three vehicles to the front, to the rear a generously sized grey Indian Stone terrace perfect for both entertaining and relaxing alike. Outside sockets and water tap.

Also benefits from a shed for storage and summer house.

Summer House
21'5 x 11'9 (6.53m x 3.58m)
A stunning addition separate to the main house is fully fitted with electrics, heating, spot lighting, uPVC French doors, laminate flooring. Currently used as a games room complete with bar area.

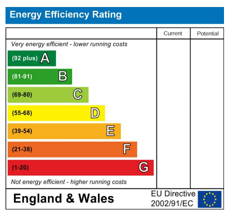
Tenure - Freehold
The property is listed as Freehold

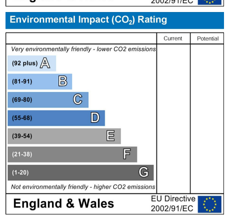
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're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