MCDERMOTT & CO

THE PROPERTY AGENTS





£315,000 Reduced To

7 Partington Street, Failsworth, Manchester, M35 9RB

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Welcome to 7 Partington Street a beautifully renovated & extended end quasi semi located in the charming area of Failsworth. This spacious property boasts an impressive 995 square feet of living space, making it an ideal family home.

As you enter, you will find a well-appointed reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. Into the dining kitchen with direct access to the rear garden and off to the utility and downstairs WC.

Featuring four generously sized bedrooms, providing ample space for family members or guests. With the added bonus of one bedroom being on ground level with en-suite shower room perfect for guests or teenagers. With two modern bathrooms, morning routines will be a breeze, ensuring convenience for everyone in the household.

Entrance Hallway
5'10 x 5'8 (1.78m x 1.73m)
Neutral Décor, radiator, LVT flooring and stairs leading to first floor.

Lounge
12'5 x 14'5 (3.78m x 4.39m)
Front facing lounge, wooden, LVT flooring, neutral décor, radiator and pendant lighting, Oak doors.

Dining Kitchen
24'3 x 8'10 (7.39m x 2.69m)
Duel windows over looking the garden, LVT flooring, radiator, fully fitted with integrated appliances fridge/freezer, dishwasher, Bosch electric oven & hob with extractor hood and splash backs. Stainless steel sink and drainer with a range of larder style & base units. Door leading to understairs storage.
Patio door leading to garden space.

Utility
4'2 x 8'3 (1.27m x 2.51m)
Plumbing for Washing machine & Dryer, LVT flooring, radiator, side entrance door. Access to the boiler

Downstairs WC
4'2 x 3'3 (1.27m x 0.99m)
WC, hand wash basin with vanity unit, LVT flooring, part tiled, radiator.

Bedroom One
11'11 x 11'1 (3.63m x 3.38m)
Situated in the newbuild ground floor extension, Bedroom one is front facing, carpeted with neutral décor, radiator and pendant lighting.

En-Suite
7'4 x 3'11 (2.24m x 1.19m)
Fully tiled internal en-suite, wc, wash basin, shower cubicle with mains rainfall shower head, inset storage space & heated towel rail.

First Floor Landing
Carpeted, loft access.

Bedroom Two
9'2 x 11'6 (2.79m x 3.51m)
Double bedroom to the rear aspect, carpeted, neutral décor, radiator, Oak doors.

Bedroom Three
8'11 x 12'1 (2.72m x 3.68m)
Double bedroom to the front aspect, carpeted, neutral décor, radiator, Oak doors.

Bedroom Four
6'9 x 9'0 (2.06m x 2.74m)
Single bedroom to the front aspect, carpeted, neutral décor, radiator, Oak doors.

Family Bathroom
5'9 x 5'9 (1.75m x 1.75m)
To the rear of the property, with 3 piece bathroom suite including low level WC, wash basin with vanity unit, bath with mains rain shower over, spot lighting and extractor fan, radiator.

External
Externally the property boasts lawned, landscaped front and rear gardens hosting a multitude of mature plants and shrubs, along with a paved seating area to the rear and separate Workshop for addition use for storage.

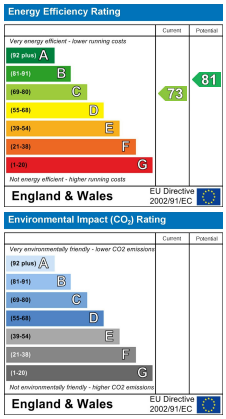
Tenure
The property is listed as Leasehold for 999 years from 29th of September 1964 with Ground Rent of £40.00 per annum.

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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