



MCDERMOTT & CO

THE PROPERTY AGENTS



**£350,000**

Hardman Fold Farm, 2 The Mews Hardman Lane, Failsworth, Manchester, M35 0DZ

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McDermott & Co are delighted to bring to the market this deceptively spacious three-bedroom detached family home which presents an excellent opportunity for both families and property investors alike.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is perfect for a growing family or those seeking extra space. The single bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its chain-free status, allowing for a smooth and efficient purchase process. The home is situated within a private gated community, offering an added layer of security and peace of mind.

## Entrance

6'7" x 4'0" (2.01m x 1.23m)

Entrance, wood flooring, radiator, storage cupboard

## Open Plan Lounge / Dining

10'5 x 9'6 (3.18m x 2.90m)

Front facing, wooden flooring, radiator, wooden shutters, neutral decor

## Open Plan Lounge / Dining

17'2 x 20'3 (5.23m x 6.17m)

Front and rear facing, neutral decor throughout, wood flooring, double fronted windows, window at the rear which gives abundance of natural light, radiator, wooden shutters.

## Kitchen

10'5" x 10'1" (3.18m x 3.07m)

Rear facing, range of fitted wall and base units with complimentary worktops/splash backs. Inset sink and drainer, cooker electric oven and gas hob with extractor hood over, laminate flooring, neutral decor.

## Stairs and Landing

3'7" x 2'9" (1.09m x 0.84m)

Stairs and Landing leading to all first floor rooms, carpeted, neutral decor - landing, wood banister, window to rear, radiator, carpeted, neutral decor, loft access.

## Bedroom 1

10'6 x 20'1" (3.20m x 6.12m)

Front and rear facing, two windows, radiator, fitted gloss double wardrobes, neutral decor, carpeted.

## Bedroom 2

10'7" x 11'0" (3.23m x 3.35m)

Rear facing, double bedroom, carpeted, neutral decoration, radiator.

## Bedroom 3

10'7" x 8'9" (3.23m x 2.67m)

Front facing, double, radiator, fitted wardrobes, neutral decoration

## Bathroom

6'6" x 6'3" (1.98m x 1.91m)

front facing, three piece bathroom suite in white comprising beautiful roll top bath, vanity sink and toilet, the bathroom is fully tiled and has a separate shower cubical.

## Landing

6'5"x 6'3" (1.96mx 1.91m)

## External

Spacious low maintenance outdoor area surrounds the property and provides off road parking for approx 8 vehicles.

## 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

