



MCDERMOTT & CO

THE PROPERTY AGENTS



**£195,000**

20 Valentine Street, Failsworth, Manchester, M35 0EW

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McDermott & Co are pleased to bring to the market this charming extended mid-terrace house on Valentine Street, Failsworth. The property features three well-proportioned bedrooms, making it an ideal choice for families.

Upon entering, you are welcomed into a well presented cosy reception room, open through to the extended modern kitchen/diner with access to the downstairs bathroom and separate downstairs WC. To the first floor are three bedrooms. Externally the property benefits from a small front garden and an enclosed rear garden with a decked area.

The location is particularly advantageous, with easy access to local amenities, schools, and transport links, making commuting to Manchester city centre a breeze, also offering a range of shops, parks, and recreational facilities nearby.

## Entrance Hallway

3'3 x 3'8 (0.99m x 1.12m)

Carpeted entrance with stairs to first floor and door leading to lounge.

## Lounge

14'11 x 10'9 (4.55m x 3.28m)

Front facing lounge, wood laminate flooring, radiator and single light fitting, door leading to kitchen/diner.

## Kitchen/Diner

19'3 x 9'8 (5.87m x 2.95m)

Rear facing kitchen/diner with a range of wall and base units finished in white gloss, integrated oven and induction hobs with over head extractor fan, wood laminate flooring, radiator and single light fittings, door leading to downstairs bathroom and WC and access to rear garden.

## Inner Hall

2'9 x 3'10 (0.84m x 1.17m)

Connecting downstairs bathroom and WC.

## Downstairs Bathroom

7'2 x 4'5 (2.18m x 1.35m)

Fully tiled family bathroom comprises of vanity basin and bath with overhead shower, heated towel rail and single light fitting.

## Downstairs WC

4'3 x 4'0 (1.30m x 1.22m)

Downstairs WC, comprises of combination WC and basin, half tiled walls, tiled flooring and single light fitting.

## Stairs and Landing

Carpeted stairs and landing with handrail, doors leading to bedrooms.

## Bedroom One

12'7 x 15'1 (3.84m x 4.60m)

Front facing bedroom, carpeted with radiator and single light fitting.

## Bedroom Two

10'3 x 8'10 (3.12m x 2.69m)

Rear facing bedroom, carpeted with radiator and single light fitting.

## Bedroom Three

6'9 x 6'1 (2.06m x 1.85m)

Rear facing bedroom, carpeted with radiator and single light fitting.

## External

To the front is a small gravel area enclosed with a low level brick wall, to the rear is an enclosed garden with AstroTurf area and a decked area with a gate to access rear alleyway and bins.

## Tenure

We have been advised that the property is Leasehold for 965 years from 21st of February 1935 and Ground Rent of £3.00 per annum.

## 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

