



MCDERMOTT & CO

THE PROPERTY AGENTS



£320,000

15 Paddock Lane, Failsworth, Manchester, M35 0NY

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McDermott & Co are delighted to bring to the market 15 Paddock Lane, Situated in the ever-popular heart of Failsworth. This attractive extended semi-detached family home offers spacious and versatile accommodation, ideal for growing families seeking a well-located property with excellent potential.

The internal layout briefly comprises an inviting spacious entrance hallway leading to a bright and spacious lounge, providing comfortable modern living. The dining kitchen with ample wall and base units and space for dining is complete with sliding doors leading out to a low maintenance garden creating a practical and sociable hub of the home.

The property boasts two further reception rooms, one currently being used as a play room/guest room, originally a third bedroom. A large utility room with has the added benefit of a walk-in-shower & WC.

Entrance Hallway

17'9 x 5'6 (5.41m x 1.68m)

Laminate flooring, radiator, stairs off.

Lounge

17'9 x 11'11 (5.41m x 3.63m)

Front facing, laminate flooring, radiator, understairs storage, electric fire with log burner effect.

Dining Kitchen

16'2 x 18'0 (4.93m x 5.49m)

Extended rear facing, range of fitted wall and base units in soft Grey gloss finish with oak worktops. white tiled splashbacks, Inset sink and drainer with mixer taps over, built in electric oven and gas hob, integrated fridge freezer, dishwasher, uplighting, breakfast bar with seating.

Bedroom Three / Play Room

14'11 x 7'11 (4.55m x 2.41m)

Front facing, laminate flooring, radiator, neutral decor, loft access.

Ground Floor Shower Room/Utility Room

11'8 x 8'0 (3.56m x 2.44m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure, tiled walls around shower area, vinyl flooring, neutral decor, utility area with plumbing for washer.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, loft access.

Bedroom One

10'11 x 18'0 (3.33m x 5.49m)

Front facing, carpeted, radiator, neutral decor.

Walk in Wardrobe

Side facing, carpeted, radiator, built in wardrobes and shelves, neutral decor.

Bedroom Two

8'6 x 11'10 (2.59m x 3.61m)

Rear facing, carpeted, radiator.

First Floor Jack and Jill Shower Room

11'10 x 5'9 (3.61m x 1.75m)

Side facing, three piece suite in white comprising vanity sink and toilet, corner shower enclosure, tiled around shower area, heated chrome towel rail, vinyl flooring, neutral decor.

External

To the front of the property there is a blocked paved driveway and stoned area and a private rear garden with artificial grassed area and summer house / storage.

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

