



MCDERMOTT & CO

THE PROPERTY AGENTS



£160,000

22 Mellor Street, Failsworth, Manchester, M35 0HT

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Mcdermott & Co offer to the market this two bedroom well proportioned terraced home which is being with sitting tenants ideal for investors.

The property is situated very close to all local amenities, supermarkets, bus routes, schools and access to the motorway network.

Briefly comprising of: Entrance hall with stairs to first floor, front lounge which opens through to the rear dining room and kitchen area.

To the first floor are two bedrooms and family shower room.

Entrance Hallway

3'11 x 4'0 (1.19m x 1.22m)

Carpeted, neutral decor stairs off, door into lounge.

Lounge

9'3 x 12'5 (2.82m x 3.78m)

Front facing, laminate flooring, wall lights in alcoves, radiator, spotlights, neutral decor, arch into dining kitchen.

Dining Kitchen

13'11 x 11'3 (4.24m x 3.43m)

Dining Area - rear facing, radiator, spotlights, neutral decor, under stairs storage.

Kitchen Area - rear facing, range of fitted wall and base units in beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, gas range cooker with extractor hood over, tiled splashback, free standing fridge freezer, laminate flooring, free standing washing machine, overlap for breakfast bar seating, neutral decor, door leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, decorative black beading, neutral decor - Landing, carpeted, neutral decor, loft access.

Bedroom One

10'10 x 12'4 (3.30m x 3.76m)

Front facing, two windows, laminate flooring, radiator, built in cupboards and drawers in alcoves, neutral decor.

Bedroom Two

7'6 x 11'3 (2.29m x 3.43m)

Rear facing, laminate flooring, radiator.

Shower Room

6'1 x 8'0 (1.85m x 2.44m)

Rear facing, three piece bathroom suite in white comprising sink, toilet vanity with storage unit, shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring.

External

To the front of the property there is a small garden and a private rear garden with artificial grassed area and shed, gate leading to area for bins.

Tenure

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

