



MCDERMOTT & CO
THE PROPERTY AGENTS



£150,000

26 Rosehay Lane, Failsworth, Manchester, M35 0PW

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Offered for sale to Cash Buyers ONLY is this three bedroom semi detached property. In need of full refurbishment and offered with no onwards chain.

Set on a quite no cut through road with Woodland Views to the front and rear in the popular and sought after Failsworth area.

Garage is located on separate plot a few feet away from the porperty.

Please be aware there is no direct parking outside the property and the front of the property cannot be converted into a driveway.

Entrance Hallway

12'6 x 5'7 (3.81m x 1.70m)

Downstairs WC

9'1 x 2'5 (2.77m x 0.74m)

Lounge

12'0 x 11'9 (3.66m x 3.58m)

2nd Reception/Dining Room

15'4 x 11'1 (4.67m x 3.38m)

Kitchen/Diner

12'6 x 9'3 (3.81m x 2.82m)

Stairs and Landing

Bedroom One

13'0 x 10'8 (3.96m x 3.25m)

Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

Bedroom Three

6'0 x 7'0 (1.83m x 2.13m)

Bathroom

7'6 x 7'8 (2.29m x 2.34m)

External

Tenure

We have been advised by the vendors that the property is 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

