



MCDERMOTT & CO

THE PROPERTY AGENTS



**£175,000**

37 Aldred Street, Failsworth, Manchester, M35 0AQ

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Offered with chain free vacant possession, McDermott & Co are delighted to market this two double bed roomed mid terrace property. Perfect for first time buyers or anybody looking to be within an easy commute of Manchester city centre comes this move-in ready spacious two bedroom property located on Aldred Street in Failsworth.

The internal layout offers a small vestibule leading into a spacious lounge, dining kitchen, stairs lead to first floor landing, two double bedrooms and family bathroom. The property has recently undergone renovations which includes new plumbing, a modern boiler, bright new fitted kitchen together with updated bathroom suite. The property offers bright and neutral decor throughout and is waiting for a buyer to put their own stamp on it.

Benefits a good size enclosed yard to the rear.

## Entrance Vestibule

2'11 x 3'6 (0.89m x 1.07m)  
Entrance vestibule, neutral decor.

## Lounge

13'10 x 13'5 (4.22m x 4.09m)  
Front facing, carpeted, radiator, neutral decor.

## Dining Kitchen

11'2 x 13'5 (3.40m x 4.09m)  
Rear facing, range of fitted wall and base units in white finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven with gas hob and extractor hood over, tiled splashback, radiator, laminate flooring, neutral decor.

## Stairs and Landing

Carpeted, neutral.

## Bedroom One

13'10 x 13'6 (4.22m x 4.11m)  
Front facing, carpeted, radiator, neutral decor.

## Bedroom Two

11'1 x 7'5 (3.38m x 2.26m)  
Front facing, carpeted, radiator, neutral decor.

## Bathroom

8'0 x 5'9 (2.44m x 1.75m)  
A modern 3 piece bathroom suite comprising of a low-level WC, hand wash basin and 'L' shaped bath with 'rainfall shower over. Rear window, stainless steel radiator, fully tiled.

## External

The property is on a quiet street and has a private rear flagged yard.

## Tenure

The property is Leasehold for 790 years from 25th March 1895 with Ground Rent of £1.20 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

