



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£179,950**

15 Main Street, Failsworth, Manchester, M35 9PD

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Modermott & Co are pleased to bring to the market this charming two double bedroomed mid terraced property. Offered with chain free vacant possession.

Modernised and well maintained with the added benefits of gas central heating and upvc double glazing.

Internally of neutral decor throughout and briefly comprising of entrance hallway with doors into the lounge and separate rear dining room with direct access to the rear yard area and open through to the kitchen area providing a light and airy space perfect for entertaining. The kitchen is complete with appliances. The stairs are located off the entrance hallway and lead to the first floor where there are two double bedrooms and spacious main family bathroom.

## Entrance Hallway

14'1 x 2'11 (4.29m x 0.89m)

Entrance Hallway, carpeted, radiator, spotlights, neutral decor.

## Lounge

12'4 x 10'5 (3.76m x 3.18m)

Front facing into bay window, carep4eted, radiator, spotlights, neutral decor.

## Dining Room

12'1 x 13'11 (3.68m x 4.24m)

Rear facing, laminate flooring, spotlights, neutral decor, leading into kitchen, patio doors leading to rear yard.

## Kitchen

10'7 x 6'10 (3.23m x 2.08m)

Side facing, range of fitted wall and base units in grey finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, splashback, free standing fridge freezer, free standing washing machine, laminate flooring, spotlights, neutral decor.

## Stairs & Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, landing - carpeted, neutral decor, loft access.

## Bedroom One

10'11 x 14'11 (3.33m x 4.55m)

Front facing, two windows, carpeted, radiator, neutral decor.

## Bedroom Two

12'0 x 9'2 (3.66m x 2.79m)

Rear facing. carpeted, radiator, neutral decor.

## Bathroom

10'5 x 7'0 (3.18m x 2.13m)

Rear and side facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, glass shower screen, radiator, partly tiled walls, tiled flooring, spotlights, neutral decor.

## External

To the front of the property there is a small garden with flagged path and soil border garden and a private rear concrete yard, outside storage and alley access for bins.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1th November 1957 with 897 years left with Ground Rent of £2.00 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

