



MCDERMOTT & CO

THE PROPERTY AGENTS



£180,000

571 Oldham Road, Failsworth, Manchester, M35 9AE

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McDermott & Co are pleased to bring to the market this chain free two bedroom mid-terrace situated in a convenient location on Oldham Road, Failsworth, presenting an excellent opportunity for both Buy to Let investors and first-time buyers.

Entering the property you are welcomed into the lounge which has neutral decoration and stairs lead off to the first floor, the dining kitchen has access to the rear yard. To the first floor are two double bedrooms and modern family bathroom.

The property is chain-free, allowing for a smooth and efficient purchasing process, which is particularly appealing for those looking to move quickly.

With its prime location, this house offers easy access to local amenities and transport links, making it an ideal choice for those seeking convenience and community. Whether you are looking to invest or make your first step onto the property ladder, this charming home is not to be missed.

Lounge/Diner

16'6 x 13'0 (5.03m x 3.96m)

Front facing lounge/diner, laminate flooring with gas fire, neutral décor, stairs leading off to first floor.

Kitchen

9'1 x 12'10 (2.77m x 3.91m)

Rear facing kitchen with a range of wall and base units in white gloss finish with complimentary work tops, with integrated electric oven and gas hobs with over head extractor fa

Stairs and Landing

Carpeted stairs and landing in neutral decor, with loft access.

Bedroom One

9'3 x 13'0 (2.82m x 3.96m)

Rear facing bedroom, carpeted with radiator in neutral decor.

Bedroom Two

9'3 x 12'11 (2.82m x 3.94m)

Front facing bedroom, featuring built in wardrobes, carpeted with radiator, neutral decor.

Bathroom

6'7 x 7'9 (2.01m x 2.36m)

Side facing bathroom comprises of white bath with shower screen, basin and vanity WC, part tiled walls and laminate flooring.

External

To the front of the property is a small Astro turf garden area enclosed by a low brick wall and paved path leading to front door, to the rear is a enclosed low maintenance garden with Astro turf and a gate leading out to the alleyway for bin access.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1900 with Ground Rent of £3.00 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

