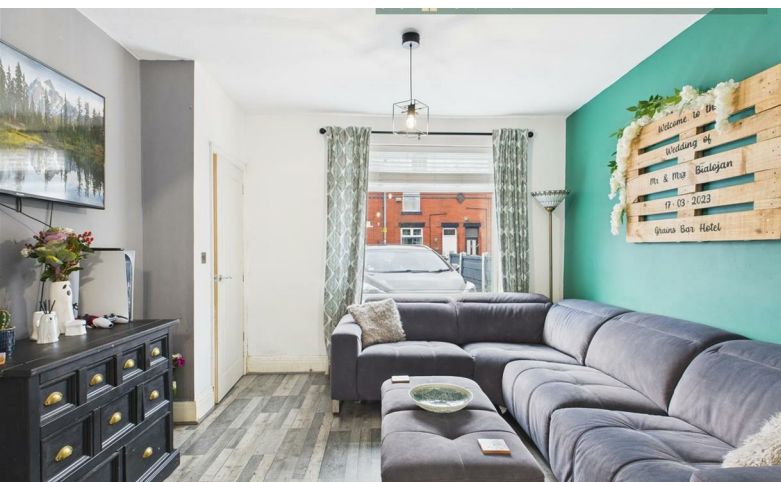




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£180,000**

8 Vesper Street, Failsworth, Manchester, M35 9JS



# 8 Vesper Street, Failsworth, Manchester, M35 9JS

McDermott & Co are pleased to bring to the market this two bedroom end terrace property on Vesper Street, Failsworth, perfect for first time buyers, small families and investors.

Upon entering the property you are welcomed into a entrance vestibule followed through to the hallway which leads to the through lounge / dining room with additional utility space and separate kitchen. To the first floor you will find two double bedrooms and the family bathroom.

Externally this property boast a private driveway to the front with a paved garden area providing sufficient off road parking and a enclosed rear and side garden.

With its prime location, residents will enjoy the benefits of local amenities, schools, and transport links, making it an excellent choice.

Viewings essential.

## Entrance Porch

3'0 x 5'6 (0.91m x 1.68m)  
White UPVC porch with vinyl flooring.

## Hallway

3'7 x 3'6 (1.09m x 1.07m)  
Neutral decor with radiator and laminate flooring.

## Lounge

10'10 x 11'8 (3.30m x 3.56m)

## Dining Room

11'6 x 11'7 (3.51m x 3.53m)

## Utility Area

## Kitchen

7'9 x 9'8 (2.36m x 2.95m)

## Stairs and Landing

Leading to all first floor rooms.

## Bedroom One

11'0 x 14'7 (3.35m x 4.45m)  
Front facing bedroom, carpeted with radiator

## Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)  
Rear facing bedroom, carpeted with radiator and access to loft.

## Bathroom

7'9 x 5'6 (2.36m x 1.68m)  
Side facing bathroom comprises of white WC, white basin and bath with over head rainfall shower head and glass shower screen, part tiled walls and vinyl flooring, heated towel rail.

## External

This property benefits from a front paved garden area and driveway, access to the rear can be through the side gate offer additional outdoor space to the rear is a flagged garden area.

## 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

