



MCDERMOTT & CO
THE PROPERTY AGENTS



£190,000

12 Mather Street, Failsworth, Manchester, M35 0DT

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McDermott & Co are proud to bring to the market this beautifully presented two-bedroom mid-terrace home, ideally situated on the popular Mather Street in Failsworth, offering a superb blend of character, style, and modern living throughout.

Benefiting from a bright and welcoming lounge, featuring a striking stove-style fire set within a feature chimney breast, creating a warm and inviting focal point. To the rear is a spacious kitchen diner, fitted with modern units and offering ample space for both cooking and dining, making it ideal for everyday living and entertaining.

To the first floor are two generous double bedrooms, including a spacious master bedroom with walk-in wardrobe, alongside a stylish and contemporary shower room finished to a high standard. Externally, the property enjoys a private enclosed rear garden, providing a low-maintenance outdoor space ideal for relaxing and entertaining, together with a useful storage shed and gated rear access.

Lounge

13'0 x 13.2 (3.96m x 3.96m.0.61m)
A bright and beautifully presented lounge, offering a spacious and welcoming living space. The room benefits from a large front-facing window, allowing plenty of natural light.
A standout feature is the stove-style fire set within a feature chimney breast, creating an attractive focal point. The space is finished with carpeted flooring, contemporary pendant lighting, and a wall-mounted radiator.
Well-proportioned and tastefully decorated throughout, this is a comfortable and inviting living space ideal for everyday relaxation.

Dining Kitchen

11'11 x 13'3 (3.63m x 4.04m)
A bright and spacious kitchen diner, fitted with a range of modern wall and base units offering ample storage and worktop space.
The kitchen benefits from a built-in oven, gas hob, and extractor hood, with space for additional appliances. A window above the sink allows for plenty of natural light, while a rear door provides access to the garden.
Finished with tiled flooring, ceiling lighting, and a wall-mounted radiator, the room comfortably accommodates a dining table, creating a practical and sociable space ideal for everyday living.

Stairs & Landing

3'2 x 4'9 (0.97m x 1.45m)
A bright and well-presented staircase and landing, finished with fitted carpeting and ceiling lighting, creating a clean and modern feel throughout.
A standout feature is the glass balustrade, enhancing the sense of light and space while adding a contemporary touch.
A bright and practical area, providing access to all first-floor rooms.

Bedroom One

13'2 x 13'5 (4.01m x 4.09m)
A bright and spacious main bedroom, benefiting from a large front-facing window allowing plenty of natural light and creating a bright and airy feel.
A standout feature is the walk-in wardrobe, providing excellent storage and practicality while enhancing the overall functionality of the room.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and well-presented double bedroom ideal for modern living.

Bedroom Two

12'1 x 7'7 (3.68m x 2.31m)
A bright and spacious second double bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
The room offers ample space for a double bed and additional furniture and benefits from loft access, providing useful additional storage space.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and versatile double bedroom.

Shower Room

9'1 x 5'6 (2.77m x 1.68m)
A stylish and beautifully presented shower room, fitted with a walk-in shower enclosure with glass screen and rainfall shower, low-level WC, and a vanity unit with integrated wash basin and storage.
The room benefits from a frosted window with fitted blind, allowing for natural light while maintaining privacy, and is finished with herringbone-effect flooring, a heated towel rail, and ceiling spotlights.
A modern and well-appointed shower room, ideal for everyday use.

External

An attractive and well-presented mid-terrace home, boasting traditional red brick elevations and an enclosed forecourt garden with decorative brick wall and wrought iron gate, creating excellent kerb appeal.
To the rear, the property enjoys a private enclosed courtyard garden, thoughtfully designed for low-maintenance living. The space features a combination of artificial lawn and paved patio areas, providing an ideal setting for relaxing and entertaining.
Additional benefits include a timber garden shed offering useful storage and gated rear access for added convenience.
Overall, the property provides an excellent combination of character, privacy, and low-maintenance outdoor space.

Tenure - Freehold

The property is listed as Freehold

Stamp Duty Land Tax

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

