



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£185,000**

47 Main Street, Failsworth, Manchester, M35 9PD

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Situated in a well maintained conservation area in Failsworth McDermott & Co are pleased to bring to the market this well presented two bedroomed mid terraced property located in close proximity to local transport links, schools and amenities.

This ideal first time buyer home benefits from upvc double glazing and gas central heating throughout.

Internally comprising of entrance vestibule, lounge, modern fitted dining kitchen with overlap for breakfast bar seating and direct access to the rear, stairs lead to the first floor two bedrooms and family bathroom with shower over bath.

Small garden with stoned area to the front and a private rear garden which is paved with gate to rear alleyway.

## Entrance Vestibule

2'8 x 3'4 (0.81m x 1.02m)

Laminate flooring, neutral decor, leading into lounge.

## Lounge

11'8 x 12'7 (3.56m x 3.84m)

Front facing, laminate flooring, radiator, neutral decor, leading to stairs and kitchen/diner.

## Dining Kitchen

14'6 x 14'2 (4.42m x 4.32m)

Rear facing, range of fitted wall and base units in dark grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in gas oven and induction hob with extractor hood over, overlap on worktop for breakfast bar seating, vinyl flooring, radiator, spotlights, neutral decor, door leading to understairs storage used as a utility area, door leading to rear yard.

## Stairs and Landing

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

## Bedroom One

11'8 x 14'2 (3.56m x 4.32m)

Front facing, carpeted, radiator, neutral decor.

## Bedroom Two

9'5 x 8'7 (2.87m x 2.62m)

Rear facing, carpeted, radiator, neutral decor.

## Family Bathroom

14'1 x 4'1 (4.29m x 1.24m)

Rear facing, three piece bathroom suite in white comprising sink, tiled splashback, toilet, shower over bath, radiator, vinyl flooring, spotlights, neutral decor.

## Externally

To the front there is a small garden with stoned area and private rear garden which is paved and gate to alleyway .

## Tenure

We have been advised by the vendors that the property is 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

