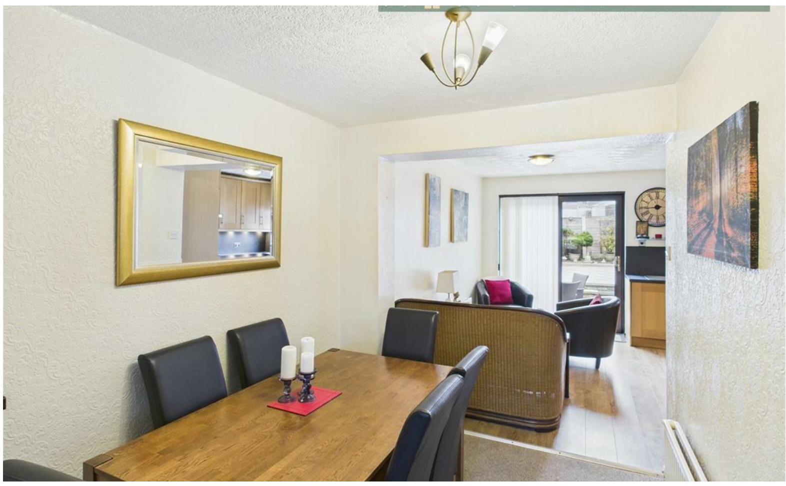
MCDERMOTT & CO

THE PROPERTY AGENTS



£270,000

32 Leicester Road, Failsworth, Manchester, M35 0GN

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Offered with chain free vacant possession and situated on the highly sought after Leicester Road area of Failsworth, we are proud to present to the market this two double bedroomed semi detached which has been extended to the rear.

Benefitting from upvc double glazing and gas central heating.

The property which was originally a 3 bedroom could easily be reverted to create a further bedroom if required. The neutral interior comprises of entrance porch, lounge with double doors leading through to dining area, a further reception room currently used as an office and kitchen/diner. To the first floor are two double bedrooms and family bathroom.

Externally to the front a gated stoned shared driveway, private paved parking area and small lawn. The detached garage is located to the rear and is currently used as an office room with power and heating, and a private rear split level garden which is paved providing low maintenance.

Entrance Porch
5'2 x 5'8 (1.57m x 1.73m)
Entrance porch, laminate flooring, neutral decor, leading into lounge.

Lounge
14'1 x 16'11 (4.29m x 5.16m)
Front facing, carpeted, two radiators, electric fire, walls lights, neutral decor, under stairs storage, stairs off, leading into dining area.

Dining Area
8'7 x 7'4 (2.62m x 2.24m)
Carpeted, radiator, neutral decor, leading into office2nd reception and kitchen/diner

Office/2nd Reception
8'7 x 9'2 (2.62m x 2.79m)
Carpeted, radiator, neutral decor, door leading to under stairs storage and door to rear garden.

Kitchen/Diner
12'5 x 14'2 (3.78m x 4.32m)
Rear facing, range of fitted wall and base units in beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in double electric oven and gas hob with extractor hood over, tiled splashback integrated fridge freezer, integrated washer, laminate flooring, under unit lighting, radiator, neutral decor, patio doors to rear garden,

Stairs and Landing
Stairs leading to all first floor rooms, carpeted, neutral decor, window at top of stairs, Landing - carpeted, neutral decor. loft access.

Bedroom One
10'3 x 16'11 (3.12m x 5.16m)
Front facing, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Two
10'0 x 9'1 (3.05m x 2.77m)
Rear facing, carpeted, radiator, built in wardrobes, neutral decor.

Bathroom
5'7 x 7'8 (1.70m x 2.34m)
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet unit, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring.

Garage
12'1 x 7'6 (3.68m x 2.29m)
with windows and additional side access, currently used as a home office with power and heating.

External
At the front of the property there is a lawned area, paved area and stoned driveway with double gates leading to garage. A private rear garden on two levels both levels paved and leading to door into garage.

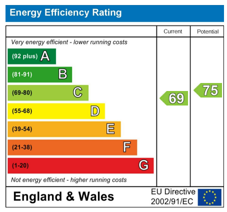
Tenure
We have been advised that the property is Freehold.

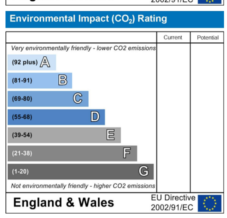
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible 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





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