



MCDERMOTT & CO

THE PROPERTY AGENTS



£284,950

11 Verdure Close, Failsworth, Manchester, M35 9HQ

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McDermott & Co are delighted to bring to the market this three bedroomed extended semi detached property set in a quiet cul-de-sac in the Failsworth Area.

The neutrally decorated internal living accommodation briefly comprises of side entrance, lounge, dining room, downstairs wc and extended kitchen. To the first floor are two double bedrooms, a third single bedroom along with separate family bathroom.

Internally & externally well presented & maintained. Further benefitting from Upvc double glazing and gas central heating throughout.

To the front is a private gated blocked paved driveway for up to three vehicles. To the rear a private garden with paving, artificial grass and decked areas, a shed style summer house is located in the rear corner

Entrance Hall

5'11 x 4'4 (1.80m x 1.32m)

Side entrance, laminate flooring, radiator, neutral decor, stairs off, doors to lounge, dining room and downstairs WC.

Lounge

11'2 x 16'1 (3.40m x 4.90m)

Front facing into bay window, laminate flooring, two radiators, gas fire with surround and hearth, neutral decor.

Dining Room

8'5 x 12'11 (2.57m x 3.94m)

Rear facing, laminate flooring, radiator, neutral decor, understairs storage, door into kitchen.

Kitchen

13'2 x 7'3 (4.01m x 2.21m)

Rear and side facing, range of fitted wall and base units in cream finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, integrated dishwasher, plumbing for washer, tiled flooring, radiator, neutral decor, door leading to rear garden.

WC

5'3 x 4'4 (1.60m x 1.32m)

Rear facing, one piece bathroom suite in white comprising toilet with sink on top, laminate flooring, heated chrome towel rail, fully tiled walls.

Stairs & Landing

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

Bedroom One

11'5 x 9'9 (3.48m x 2.97m)

Front facing, laminate flooring, radiator, storage cupboard, built in wardrobes and cupboards, two bedside cabinets, neutral decor.

Bedroom Two

8'6 x 9'1 (2.59m x 2.77m)

Rear facing, laminate flooring, radiator, two storage cupboards, neutral decor.

Bedroom Three

8'5 x 6'1 (2.57m x 1.85m)

Front facing, laminate flooring, radiator, neutral decor.

Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, tiled flooring.

External

To the front of the property there is a blocked paved driveway for three cars and with double gates at the front and gate leading to rear garden. A private rear garden with paved area and then raised artificial grassed and decked areas. Shed for storage and corner shed being used as a bar.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 29th of September 1959 with Ground Rent of £10.00 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

