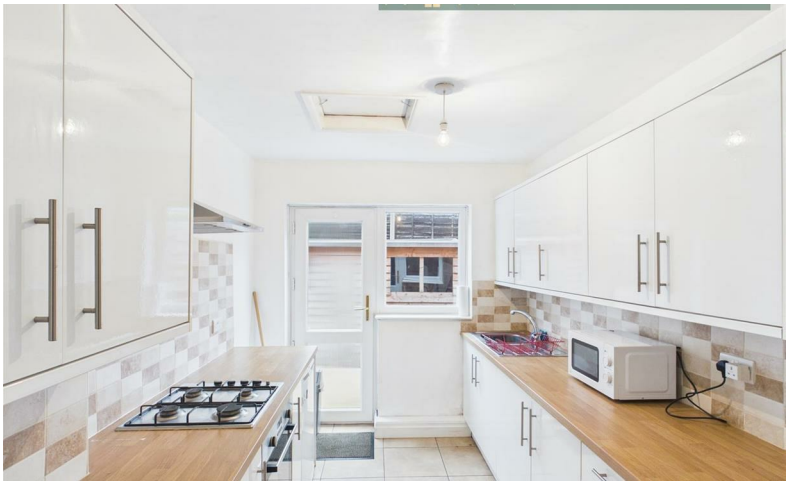
MCDERMOTT & CO

THE PROPERTY AGENTS







£180,000 Offers Over

17 Ely Crescent, Failsworth, Manchester, M35 0GR

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Offered with chain free possession McDermott & Co are pleased to bring to the market 17 Ely Crescent, Failsworth. A extended semi-detached bungalow providing a fantastic opportunity for potential buyers looking for a project or investors.

Tucked away in a quiet cul-de-sac within a popular and sought after location.

Boasting a spacious reception room, complemented by a modern fitted kitchen a shower room and two bedrooms. The layout could easily be modified to suit various needs.

With a front resin driveway for off road parking and a lawned rear garden which is not directly overlooked.

Entrance Vestibule
3'2" x 6'8" (0.98 x 2.04)
Entrance vestibule leading into property, part carpeted with frosted windows.

Lounge
30'11" x 20'5" (9.43 x 6.23)
Front facing lounge, carpeted with radiator.

Kitchen
8'0" x 11'5" (2.46 x 3.50)
Side facing modern fitted kitchen in a white gloss finish with complimentary worktops, integrated oven and gas hobs with over head extractor fan, tiled flooring and radiator with a door leading to the side of property and door to hallway.

Shower Room
1.46 x 2.58 (0.30m.14.02m x 0.61m.17.68m)
Side facing shower room, fully tiled floors and walls with low level WC. walk in shower unit and basin.

Bedroom 1
13'10" x 9'0" (4.22 x 2.76)
Rear facing room with radiator and door leading to back garden.

Bedroom 2
8'6" x 11'8" (2.61 x 3.58)
Rear facing bedroom, carpeted with radiator.

Hallway
2'9" x 2'10" (0.84 x 0.87)
Hallway with access to all rooms.

External
To the front of the property is a resin driveway that potentially could house two cars, resin path down the side of the property leading to a lawned rear garden.

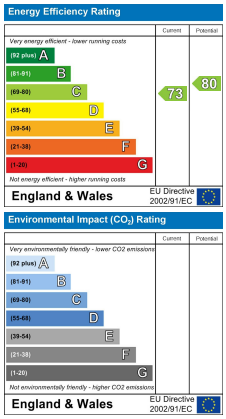
Tenure
The property is Freehold.

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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