MCDERMOTT & CO

THE PROPERTY AGENTS

£115,000

4 Brookfold, Failsworth, Manchester, M35 0DH

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McDermott & Co are proud to present this well-presented one-bedroom ground floor apartment, occupying a popular position within the sought-after Brookfold development in Failsworth.

Ideal for first-time buyers, downsizers and investors alike, this spacious apartment offers well-maintained accommodation comprising an entrance hallway, generous lounge, modern fitted kitchen, double bedroom with fitted wardrobes and a contemporary shower room.

A particular feature of the property is the excellent outdoor space rarely found with apartments. Residents benefit from access to a generous garden area, shared with the upstairs apartment, providing a pleasant outdoor setting with excellent potential for landscaping and enjoyment.

Hallway

3'1 x 3'11 (0.94m x 1.19m)
An entrance hallway providing access to the accommodation. Benefiting from fitted carpeting, ceiling light fitting and neutral décor throughout, the space offers a bright and practical entrance to the home.

Lounge

10'5 x 12'9 (3.18m x 3.89m)
A well-proportioned lounge benefiting from a large window allowing plenty of natural light. The room features fitted carpeting, a wall-mounted electric heater and ceiling light fitting.

A decorative fireplace with surround provides a focal point to the room, whilst the generous proportions offer ample space for a range of seating arrangements. Offering excellent potential for modernisation and personalisation, this comfortable reception room is ideal for everyday living.

Kitchen

6'4 x 7'11 (1.93m x 2.41m)
A modern fitted kitchen offering a range of high-gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen is fitted with an integrated oven, electric hob with stainless steel extractor hood above and a stainless steel sink and drainer unit. Integrated washing machine, freezer and fridge and microwave

Benefiting from tiled flooring, ceiling lighting and a window providing natural light, the space is both practical and easy to maintain. Well presented throughout, the kitchen offers ample storage and preparation space, perfectly suited to everyday living.

Bedroom

11'2 x 8'3 (3.40m x 2.51m)
A well-proportioned bedroom with fitted carpeting, ceiling light fitting and a window allowing plenty of natural light.

Benefiting from fitted wardrobes providing useful storage, the room offers ample space for a bed and additional furniture. Ideal as a bedroom, guest room or home office.

Bathroom

6'11 x 4'10 (2.11m x 1.47m)
A modern shower room fitted with a three-piece suite comprising a corner shower enclosure, pedestal wash hand basin and low-level WC.

The room benefits from fully tiled walls, vinyl flooring, a mirrored wall cabinet and ceiling light fitting.

External

Situated within a popular residential development, this ground floor apartment benefits from an allocated parking space and enjoys a convenient position close to local amenities and transport links.

To the rear, the property benefits from a shared enclosed garden, offering excellent potential for landscaping and personalisation. Bordered by fencing and mature trees beyond, the garden provides a good degree of privacy and a pleasant outdoor space rarely found with apartments.

Further benefits include a useful external storage cupboard positioned adjacent to the entrance and a separate garage, providing secure parking or additional storage. The apartment enjoys a well-maintained setting and offers an excellent opportunity for buyers seeking both indoor and outdoor space.

Tenure - Leasehold

The property is listed as leasehold with 960 years remaining and an annual ground rent of £25

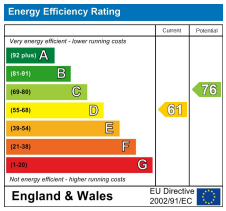
Stamp Duty Land Tax

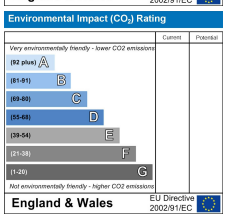
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief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





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