



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£229,950**

2 Mayfair Crescent, Failsworth, Manchester, M35 9HY

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**\*\*REDUCED\*\* \*\*CHAIN FREE\*\* \*\*SEMI DETACHED TRUE BUNGALOW\*\* \*\*LARGE CORNER PLOT\*\* \*\*NEEDS MODERNISING\*\*  
\*\*DRIVEWAY\*\***

McDermott an Co and pleased to bring to the market this two bedroomed semi detached true bungalow and the sought after part of Failsworth. The property comprises of entrance vestibule, hallway, lounge, kitchen, bathroom, two bedrooms. Benefitting from UPVC double glazing. At the front of the property there is a lawned garden and paved path and the same to the side leading to concrete driveway and paved rear garden.  
Viewing essential to appreciate the property's potential.

### Entrance Vestibule

3'5 x 2'4 (1.04m x 0.71m)  
Neutral decor.

### Entrance Hallway

4'5 x 9'9 (1.35m x 2.97m)  
Radiator, neutral decor.

### Lounge

12'11 x 12'9 (3.94m x 3.89m)  
Front facing into bay window, gas fire with surround & hearth, radiator, neutral decor.

### Bedroom One

9'11 x 13'11 (3.02m x 4.24m)  
Rear facing into bay window, radiator, neutral decor.

### Bedroom Two

9'9 x 10'11 (2.97m x 3.33m)  
Front facing into bay window, radiator, neutral decor.

### Kitchen

13'0 x 7'8 (3.96m x 2.34m)  
Rear facing, range of fitted wall and base units in beech finish with complimentary worktops. Inset sink and drainer with mixer taps over, tiled splashback, radiator, neutral decor.

### Bathroom

4'6 x 8'8 (1.37m x 2.64m)  
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over, radiator, partly tiled walls, neutral decor.

### Externally

At the front of the property there is a lawned garden and paved path and the same to the side leading to concrete driveway and paved rear garden.

### Tenure

The property is Leasehold for 999 years from 23rd October 1957 with Ground Rent of £6.00 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

