



MCDERMOTT & CO
THE PROPERTY AGENTS



£250,000

3 Elm Tree Close, Failsworth, Manchester, M35 9NA

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Situated in a quiet cul-de-sac on the popular Willow Park estate McDermott & Co offer to the market this perfect first time buyer home. A well presented and maintained two double bedroomed end mews offered with Chain Free vacant possession.

Fronted by a block paved driveway and internally having been recently given an uplift to include full neutral decor and flooring throughout and briefly comprising entrance vestibule, lounge with bay window to front, kitchen/diner with patio doors out to the private rear low maintenance garden, to the first floor are two double bedrooms and a bathroom.

Benefitting from gas central heating and upcv double glazing. Close to local schools and within walking distance of Daisy Nook Country Park.

Entrance Vestibule

3'3 x 4'6 (0.99m x 1.37m)
Entrance vestibule, carpeted, neutral decor.

Lounge

16'5 x 11'1 (5.00m x 3.38m)
Front facing into bay window, carpeted, two radiators, neutral decor, under stairs storage cupboard, stairs off, leading into kitchen/diner.

Kitchen/Diner

8'4 x 12'7 (2.54m x 3.84m)
Rear facing, Range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, plumbing for washer, space for under counter fridge and freezer, neutral decor, tiled flooring, patio doors lading to rear garden.

Stairs and Landing

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

Bedroom One

7'5 x 12'4 (2.26m x 3.76m)
Front facing, carpeted, radiator, neutral decor.

Bedroom Two

8'3 x 12'4 (2.51m x 3.76m)
Rear facing, carpeted, radiator, neutral decor, storage cupboard.

Bathroom

4'5 x 7'4 (1.35m x 2.24m)
Three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, fully tiled walls, laminate flooring.

External

To the front of the property there is a paved driveway and a private rear garden with stoned area, paved area and shed.

Tenure

The vendors have confirmed that the property is Leasehold for 999 years from 1st of January 1985 with Ground Rent of £35.00 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

