



MCDERMOTT & CO
THE PROPERTY AGENTS



£285,000

26 Nottingham Drive, Failsworth, Manchester, M35 0GP

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****REDUCED** **THREE BEDROOM SEMI DETACHED PROPERTY** **DRIVEWAY FOR 5 CARS** **GARAGE**
KITCHEN/DINER **FOUR PIECE FAMILY BATHROOM** **CONSERVATORY****

McDermott & Co are delighted to bring to this three bedroom semi detached property situated on a quiet street in close proximity to local amenities, schools and transport links. Benefitting from upvc double glazing and gas central heating. Comprising of entrance hallway, lounge, kitchen/diner conservatory, stairs to three bedrooms and four piece family bathroom. The property is well presented. Externally there is a block paved driveway for five cars, lawned garden, gates leading to garage, a private rear garden with lawned area and decked area.

Entrance Hallway

6'5 x 6'2 (1.96m x 1.88m)
Entrance hallway, laminate flooring, radiator, neutral decor, stairs off, door leading to lounge

Lounge

16'1 x 14'0 (4.90m x 4.27m)
Front facing into bay window, laminate flooring, radiator, spotlights, neutral decor, wall lights, log burning fire with brick fireplace leading into kitchen/diner.

Kitchen/Diner

8'8 x 16'9 (2.64m x 5.11m)
Rear facing, range of fitted wall and base units in soft grey finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, tiled flooring, plumbing washer, spotlights, neutral decor, door to side of the property - Dining Area - laminate flooring, wall lights, spotlights, neutral decor, radiator, doors leading into conservatory.

Conservatory

10'9 x 14'0 (3.28m x 4.27m)
White upvc, laminate flooring, spotlights, neutral decor, door to the side.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, window at top of stairs, landing - glass bannister, storage cupboard, loft access.

Bedroom One

10'5 x 10'4 (3.18m x 3.15m)
Front facing, carpeted, radiator, neutral decor, built in wardrobes, drawers and dressing table.

Bedroom Two

10'4 x 9'1 (3.15m x 2.77m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

7'0 x 6'6 (2.13m x 1.98m)
Front facing, carpeted, radiator, neutral decor.

Family Bathroom

5'4 x 7'6 (1.63m x 2.29m)
Rear facing, two windows, modern four piece bathroom suite in white

comprising vanity sink and toilet, bath, shower cubicle, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights. lights in side of the bath.

Externally

There is a block paved driveway for five cars, lawned garden, gates leading to garage, a private rear garden with lawned area and decked area.

Tenure

We have been advised by the vendors that 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

