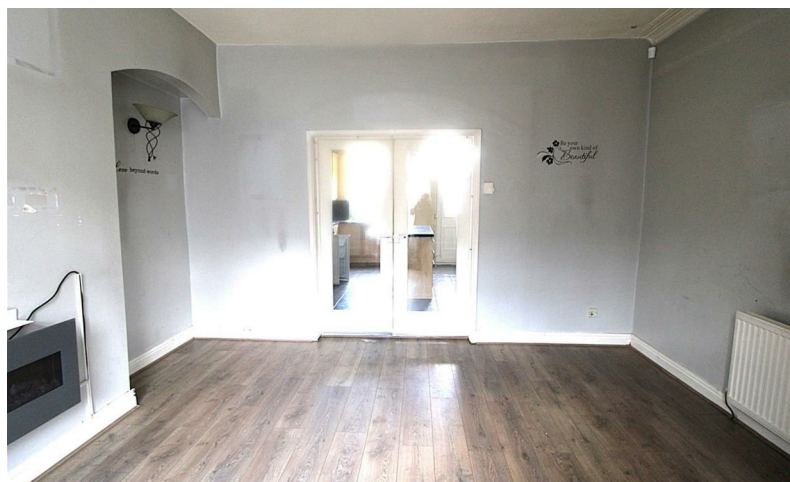
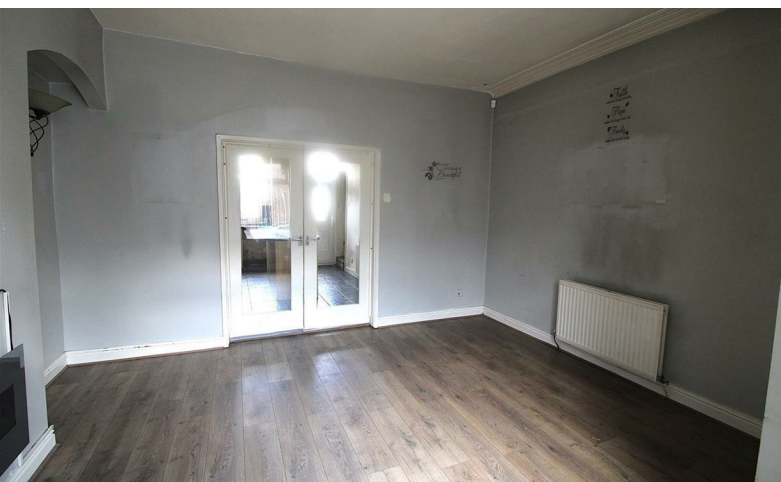




MCDERMOTT & CO
THE PROPERTY AGENTS



£159,950

25 Stott Street, Failsworth, Manchester, M35 0JP

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McDermott & Co are pleased to offer to the market this two bedroomed mid terrace property situated in a popular and convenient location close to local amenities and transport links. The property has no upward chain and benefits from upvc double glazing and gas central heating. Internally comprises of: Entrance vestibule, lounge with double doors through to fitted dining kitchen with central island, door to rear garden which is not overlooked, stairs from the kitchen lead to the first floor which has a very large front bedroom and double rear bedroom, three piece family bathroom with shower over the bath. Externally the property has small area to front and rear yard.

Entrance Vestibule

3'0 x 3'7 (0.91m x 1.09m)
Entrance vestibule, carpeted, neutral decor.

Lounge

13'8 x 14'5 (4.17m x 4.39m)
Front facing, laminate flooring, electric fire, walls lights, radiator, neutral decor, double doors into kitchen/diner.

Kitchen/Diner

16'3 x 11'8 (4.95m x 3.56m)
Rear facing, range of fitted wall and base units in beech 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, tiled flooring, radiator, island with storage and overhang for breakfast seating, neutral decor, under stairs storage, stairs off,.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor.

Bedroom One

13'7 x 14'5 (4.14m x 4.39m)
Front facing, carpeted, radiator, neutral decor.

Bedroom Two

13'6 x 7'10 (4.11m x 2.39m)
Rear facing, carpeted, radiator, neutral decor.

Family Bathroom

5'5 x 6'3 (1.65m x 1.91m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, fully tiled walls, vinyl flooring, spotlights.

Externally

To front there is a small area and a private rear paved yard.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 17th of October 1972 with Ground Rent of £4.00 per annum.

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

