MCDERMOTT & CO

THE PROPERTY AGENTS

£195,000

28 Samuel Street, Failsworth, Manchester, M35 0DE

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McDermott & Co are proud to present this well-presented three-bedroom mid-terrace home, ideally situated on Samuel Street in Failsworth, offering spacious accommodation and a convenient location close to local amenities, schools, and transport links.

The property benefits from a bright and spacious rear-facing lounge, providing a comfortable living space with direct access to the garden, alongside a modern fitted kitchen overlooking the front garden. To the first floor are three well-proportioned bedrooms and a modern family bathroom, all presented to a good standard throughout.

Externally, the property enjoys a lawned front garden and a private enclosed rear garden with flagged patio, providing a low-maintenance outdoor space ideal for relaxing and entertaining.
Situated within the heart of Failsworth, the property is conveniently positioned close to a range of local amenities, well-regarded schools, and excellent transport links, providing easy access to Manchester city centre

Entrance hall
2'8 x 8'10 (0.81m x 2.69m)
A bright and well-presented entrance hallway, benefiting from a window allowing natural light.
Finished with laminate flooring and ceiling lighting, this is a welcoming entrance space providing access to the ground floor accommodation.

Lounge
14'11 x 19'4 (4.55m x 5.89m)
A spacious and well-presented lounge, positioned to the rear of the property and offering a bright and comfortable living space. The room benefits from a large rear-facing window and glazed door providing access to the garden, allowing for plenty of natural light.
Finished with laminate flooring, ceiling lighting, and a wall-mounted radiator, the room also features a carpeted staircase leading to the first floor, creating an open and practical layout.
A bright and welcoming space, ideal for both relaxing and entertaining.

Kitchen
9'1 x 8'9 (2.77m x 2.67m)
A modern and well-presented kitchen, fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks.
The kitchen benefits from a built-in oven, gas hob, and extractor hood, together with space for additional appliances. A stainless steel sink is positioned beneath a large window overlooking the front garden, allowing for plenty of natural light.
Finished with vinyl flooring, ceiling spotlights, and under-unit lighting, this is a bright and practical kitchen ideal for everyday use.

Stairs & Landing
2'8 x 10'6 (0.81m x 3.20m)
A bright and well-presented staircase and landing, featuring a carpeted staircase and a window allowing natural light.
Finished with laminate flooring and ceiling lighting, this is a practical space providing access to the first-floor rooms.

Bedroom One
9'3 x 13'1 (2.82m x 3.99m)
A bright and spacious main bedroom, benefiting from a large window allowing plenty of natural light.
The room features fitted mirrored wardrobes and is finished with laminate flooring, ceiling lighting, and a radiator, creating a comfortable double bedroom.

Bedroom Two
8'0 x 11'1 (2.44m x 3.38m)
A bright and well-presented second bedroom, benefiting from a large window allowing plenty of natural light.
Finished with laminate flooring, ceiling lighting, and a radiator, this is a comfortable and practical bedroom.

Bedroom Three
6'11 x 6'9 (2.11m x 2.06m)
A bright third bedroom, benefiting from a window allowing natural light.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a practical and versatile room ideal for a bedroom, nursery, or study.

Bathroom
5'5 x 6'8 (1.65m x 2.03m)
A modern and well-presented family bathroom, fitted with a bath with shower over, low-level WC, and a vanity unit with integrated wash basin.
The room benefits from contemporary wall tiling, a frosted window, and ceiling spotlights, creating a bright and practical space ideal for everyday use.

External
A well-presented mid-terrace home, benefiting from a lawned front garden with pathway leading to the entrance.
To the rear, the property enjoys a private enclosed garden, mainly laid with flagged patio, providing a low-maintenance outdoor space ideal for relaxing and entertaining.
Enclosed by fencing and brick wall boundaries, the garden also benefits from gated rear access.

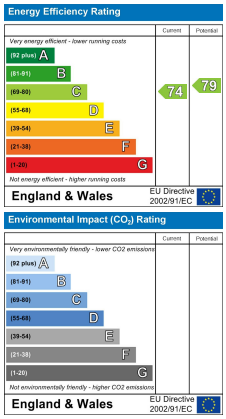
Tenure - Freehold
The property is listed as Freehold

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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