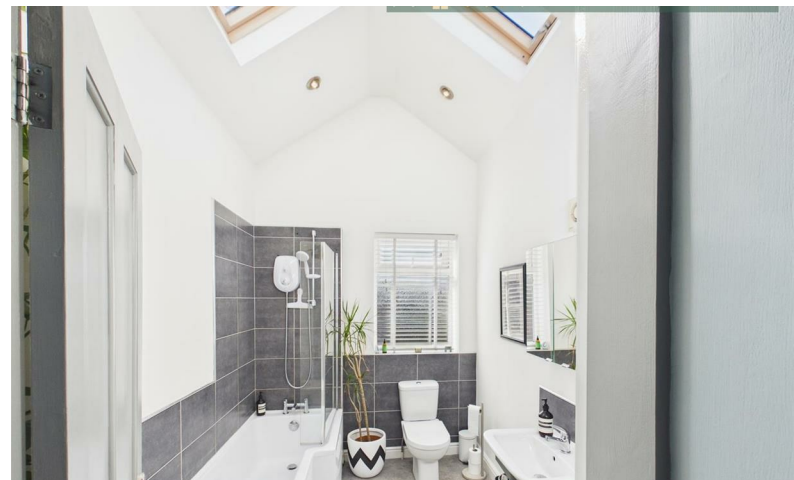




MCDERMOTT & CO

THE PROPERTY AGENTS



£205,000

67 Hardman Lane, Failsworth, Manchester, M35 0DZ

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McDermott & Co are delighted to bring to the market 67 Hardman Lane, located on the popular area of Failsworth, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, small families, or investors.

The accommodation briefly comprises an entrance hallway leading to two spacious reception rooms, providing flexible living and dining space. To the rear, there is a fitted kitchen with access to the enclosed garden.

To the first floor, you will find loft access, two double bedrooms with original features and a large family bathroom.

The property is beautifully presented throughout and features stylish, modern décor.

Entrance Hallway

49'2" x 9'10" x 9'10" x 16'4" (15'3 x 3'5)

Welcoming entrance hallway, with modern vinyl flooring, radiator, door leading to ground floor rooms and carpeted stairs leading to first floor.

Lounge

12'2" x 10'2" (3.73 x 3.12)

Front facing open plan lounge, carpeted with feature fire place, radiator and open arch leading to dining room.

Dining Room

12'7" x 11'1" (3.86 x 3.40)

Rear facing dining room with original stone chimney breast, wood laminate flooring, radiator and door leading to kitchen. Storage space under stairs.

Kitchen

9'9" x 6'9" (2.98 x 2.07)

Rear facing kitchen with a range of modern wall and base units with complimentary worktops. integrated oven with gas hobs and over head extractor fan, wood effect vinyl flooring, spotlights and door leading to rear garden.

Stairs and Landing

41'11" x 16'0" (12.8 x 4.9)

Carpeted stairs and landing with door leading off to first floor rooms and loft hatch with ladders, the loft is partially boarded.

Bedroom 1

12'4" x 14'2" (3.77 x 4.33)

Front facing double bedroom featuring original fire place, carpeted with radiator.

Bedroom 2

12'8" x 9'1" (3.88 x 2.78)

Rear facing double bedroom, with original fireplace, fitted wardrobes carpeted and radiator.

Bathroom

9'6" x 6'11" (2.91 x 2.12)

Rear facing modern family bathroom, comprising of low level WC, basin and bath with electric shower unit, two large Velux windows allowing lots of natural light to fill the room, tiled splash back walls, vinyl flooring, heated towel rail and spotlights. The bathroom also boast two built in modern storage cupboards.

Externally

Externally to the rear this property benefits from a enclosed private low maintenance paved garden with a raised decked seating area and gate leading out, the garden benefits from an outside tap and electrical sockets. To the front of the property is a small paved enclosed area and on street parking.

Tenure

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

