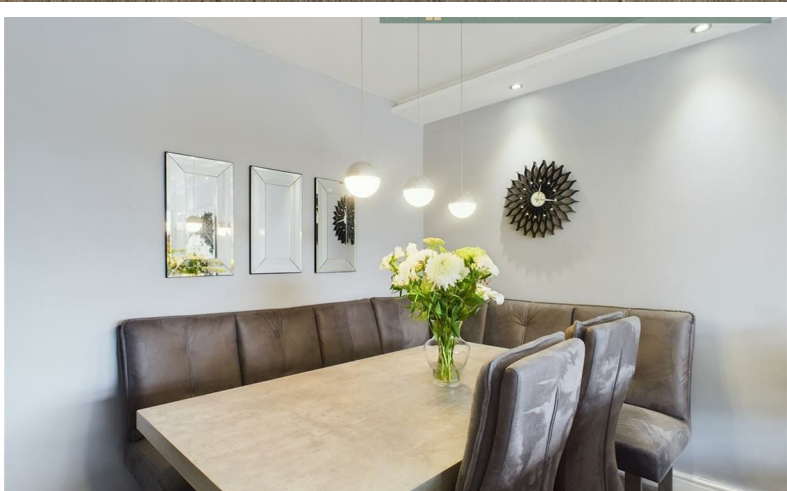




MCDERMOTT & CO
THE PROPERTY AGENTS



£285,000

41 Cosgrove Crescent, Failsworth, Manchester, M35 0JX

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****EXTENDED** **WELL PRESENTED** **DRIVEWAY** **IDEAL FOR FAMILIES** **EN-SUITE** **UTILITY ROOM** ** 2ND RECEPTION ROOM****

McDermott & Co are proud to offer to the market this three double bedroomed well presented semi-detached property in the sought after area of Failsworth. Offering a spacious accommodation with a side double and single rear extension, internally briefly comprises of entrance porch, hallway, lounge/diner, modern kitchen leading into utility and integral storage room, 2nd reception room with double doors leading into the rear garden. To the first floor are three double bedrooms, one of which is complete with modern en-suite shower room and a modern family bathroom. Externally presents a front driveway with a pleasant view of an open grassed area with mature trees. To the rear is a private garden with lawned and paved areas, scenic field views. Warmed by gas central heating and UPVC double glazing throughout.

Entrance Porch

6'2 x 1'10 (1.88m x 0.56m)
Front entrance, carpeted, spotlights, UPVC double glazing windows and composite door into hall.

Hallway

3'7 x 3'0 (1.09m x 0.91m)
Carpeted, entrance into lounge, neutral decor, stairs off.

Lounge/Diner

11'9 x 21'11 (3.58m x 6.68m)
Front facing into bay window, two radiators, carpeted, built in media unit with feature shelving and lighting, electric feature fire, spotlights, neutral decor, under stairs storage cupboard.

Kitchen

6'9 x 5'7 and 10'4 x 10'3 (2.06m x 1.70m and 3.15m x 3.12m)
Rear facing window, modern range of wall and base units in white gloss with complimentary worktops, red glass splash back, tiled flooring, NEFF integrated gas hob extractor over and integrated double oven with extractor over, glass splashback, integrated dishwasher, inset 1 and half composite sink with drainer and mixer tap over, space for American fridge/freezer, vertical radiator, spotlights, neutral decor, access to utility and 2nd reception room.

2nd Reception Room

8'6 x 10'0 (2.59m x 3.05m)
Rear facing, double patio doors, laminate flooring, radiator, neutral decor.

Utility Room

6'5 x 9'5 (1.96m x 2.87m)
Rear facing with rear door, tiled flooring, plumbing and electrical point for washer and dryer, worktops with inset sink and mixer tap over, inset shelving, access to garage, neutral decor.

Garage/Internal Storage Room

7'7 11'8 (2.31m 3.56m)
Partly laminate flooring, double doors opening to front.

Stairs

Carpeted, neutral decor, access to landing and all first floor rooms, access to loft which is partly boarded with electrics.

Bedroom One

10'2 x 11'5 (3.10m x 3.48m)
Front facing into bay window, carpeted, radiator, fitted wardrobes, drawers, vanity table and cupboards, neutral decor, entrance to en-suite.

En-Suite Shower Room

5'8 x 5'0 (1.73m x 1.52m)
Front facing window, cushion vinyl flooring, fully tiled walls, modern three piece bathroom suite in white, vanity sink, wc, shower enclosure, chrome heated towel rail, neutral decor.

Bedroom Two

10'3 x 10'10 (3.12m x 3.30m)
Rear facing, carpeted, radiator.

Bedroom Three

6'11 x 19'9 (2.11m x 6.02m)
Front and rear facing, carpeted, radiator, neutral decor.

Family Bathroom

6'1"x5'5" (1.85x1.65)
Rear facing window, fully tiled walls and flooring, modern three piece bathroom suite in white, shower over bath with glass screen, vanity toilet and vanity sink, storage cabinet with mirror chrome heated towel rail, spotlights, neutral decor.

Externally

Front driveway for up to 2 cars, access to integral storage room, rear private garden with lawned and paved areas, shed, gated access to overlooking field.

Tenure

The vendor has confirmed the property is Freehold with annual Chief Rent of £7.50

Stamp Duty

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 usually pay 5% on top of these rates if you own another residential property.
Rates up to 31 March 2025
Property or lease premium or transfer value SDLT rate
Up to £250,000 Zero
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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £250,000 = £0
• 5% on the final £45,000 = £2,250
• total SDLT = £2,250
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
If you're buying your first home
You can claim a discount (relief) if the property you buy is your first home. You're eligible if you and anyone else you're buying with are first-time buyers.
The discount you can claim depends on when you purchase the property.
Discount up to 31 March 2025
You'll pay:
• no SDLT up to £425,000
• 5% SDLT on the portion from £425,001 to £625,000
If the price is over £625,000, you cannot claim the relief. Follow the rules for people who've bought a home before.
Example
You are a first-time buyer and purchase a property for £500,000. The SDLT you owe will be calculated as:
• 0% on the first £425,000 = £0

Directions

