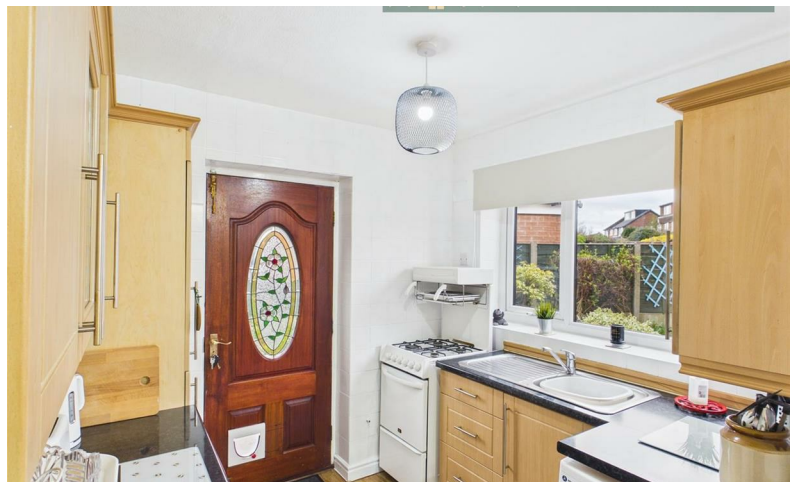




MCDERMOTT & CO
THE PROPERTY AGENTS



£228,000

144 Lord Lane, Failsworth, Manchester, M35 0QS

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Situated on a good sized corner plot with scope for extension (subject to planning & permissions) McDermott & Co are pleased to bring to the market this two/three bedroom room semi detached.

With an abundance of potential this property is ideal for anybody looking to renovate and put their own stamp on a delightful plot. Situated within close proximity to all local amenities including schools and transport links.

Benefitting from gas central heating and partially upvc double glazing, the layout comprises of entrance hall with stairs off, lounge, dining kitchen, two double bedrooms plus a third box room and separate family bathroom.

The plot consists of mature gardens to three sides , front concrete driveway leading to side of the property and around to rear garden, shed and greenhouse.

Entrance Hall

5'9 x 4'0 (1.75m x 1.22m)
Entrance hall, carpeted, radiator, stairs off, lounge stairs.

Lounge

13'1 x 12'3 (3.99m x 3.73m)
Front facing, carpeted, radiator, spotlights, wall lights, gas fire with surround and hearth, neutral decor, doors double leading to kitchen/diner.

Dining Area

Rear facing, carpeted, radiator, storage wall cupboard, neutral decor, under stairs storage cupboard.

Kitchen

8'4 x 15'7 (2.54m x 4.75m)
Rear facing, range of fitted wall and base units in beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, free standing gas cooker, washing machine, under counter free standing fridge, under counter free standing freezer, laminate flooring, tiled walls, door to side leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, landing - carpeted, storage cupboard over stairs, loft access.

Bedroom One

11'6 x 9'3 (3.51m x 2.82m)
Front facing, carpeted, radiator, built in wardrobes, built in drawers, matching two bedside cabinets.

Bedroom Two

10'1 x 9'1 (3.07m x 2.77m)
Rear facing, carpeted, radiator, built in wardrobes, built in dressing table with drawers, matching bedside cabinet.

Bedroom Three/box room

6'8 x 5'10 (2.03m x 1.78m)
Front facing, carpeted, radiator, built in wardrobe, cupboard and shelves., neutral decor.

Bathroom

6'7 x 6'2 (2.01m x 1.88m)
Three piece bathroom suite in cream comprising sink and toilet, shower over bath, heated chrome towel rail, partly tiled walls, vinyl flooring, storage cupboard, neutral decor.

External

To the front of the property there is mature garden with lawned garden, concrete driveway leading to side of the property and around to rear garden, with block paved area and raised blocked paved area, she and greenhouse.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1st of December 1961 with Ground Rent of £9.00 per annum.

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

