MCDERMOTT & CO

THE PROPERTY AGENTS

£110,000

1 Nixon Street, Failsworth, Manchester, M35 0FW

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Offered for sale to CASH buyers only Mcdermott & Co present to the market this investment opportunity, situated on a no through road, in the highly sought after Failsworth area. Available with no upwards chain and huge potential this 2 bedroom end terrace is in need of some refurbishment / improvements hence the realistic asking price. The large rear garden offers scope for extension. Garden fronted and internally comprising lounge, dining kitchen, 2 bedrooms and bathroom.

Entrance hall and stairs
3'7 x 3'10 (1.09m x 1.17m)
Small carpeted entrance, carpeted stairs leading off and door to lounge.

Lounge
11'10 x 15'7 (3.61m x 4.75m)
Front facing lounge, carpeted with gas fire, door leading to kitchen.

Kitchen
11'8 x 7'6 (3.56m x 2.29m)
Rear facing kitchen, wall and base units.

Storage cupboard
2'10 x 10'3 (0.86m x 3.12m)
Under stairs storage cupboard.

Pantry
2'9 x 4'7 (0.84m x 1.40m)
rear pantry with shelves.

Bedroom 1
15'0 x 13'5 (4.57m x 4.09m)
Front facing bedroom, Carpeted with radiator, single light fitting.

Bedroom 2
8'9 x 10'7 (2.67m x 3.23m)
Rear facing bedroom, carpeted with single light fitting and small airing cupboard.

Bathroom
6'0 x 5'10 (1.83m x 1.78m)
Rear facing bathroom, comprises low level WC, basin and bath, laminate flooring.

External
To the front is a paved area with hedges enclosing the property, to the rear is a enclosed garden with some mature trees and shrubs, to the side of the property is a paved path leading to the front through a secure gate.

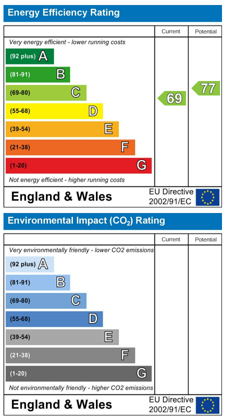
Tenure

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



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