



MCDERMOTT & CO

THE PROPERTY AGENTS



£264,000

31 Propps Hall Drive, Failsworth, Manchester, M35 0WB

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McDermott & Co are pleased to bring to the market this three double bedroomed extended semi detached property situated close to local amenities, schools and transport links.

This family home which has been modernised throughout & benefits from double glazing and central heating, has also had the addition of a conservatory and utility room.

The internal layout comprises entrance hallway, downstairs wc, lounge which is open through to the dining kitchen complete with integrated appliances, patio doors off the dining area lead directly to the rear garden, utility room accessed via the kitchen leads into the conservatory with further double doors leading out to the rear garden.

The first floor comprises three double bedrooms all with the benefit of built in storage cupboards and the family bathroom.

The imprinted concrete gated driveway to the front provides off road parking for two vehicles, The rear garden is lawned with patio area and a summer house.

Entrance Hallway

5'10 x 4'9 (1.78m x 1.45m)

Laminate flooring, radiator, neutral decor, stairs off, doors to lounge, dining/kitchen and downstairs WC.

Downstairs WC

2'7 x 4'6 (0.79m x 1.37m)

Side facing, white low level WC, storage cupboard, tiled flooring, partly tiled walls.

Lounge

11'3 x 14'4 (3.43m x 4.37m)

Front facing, laminate flooring, radiator, neutral decor, fire surround and hearth. Open through to Dining Kitchen.

Dining Kitchen

20'9 x 8'10 (6.32m x 2.69m)

Rear facing, range of fitted wall and base units in grey finish with complimentary white quartz worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, integrated fridge & dishwasher, laminate flooring, spotlights, radiator, neutral decor, under stairs storage cupboard.

Utility Room

8'0 x 8'7 (2.44m x 2.62m)

Door at the front, laminate flooring, radiator, plumbing for washer, space for dryer, neutral decor, mirrored storage cupboard, patio doors into conservatory.

Conservatory

9'9 x 10'6 (2.97m x 3.20m)

Laminate flooring, radiator, neutral decor, patio doors to the side leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, part panelled walls, neutral decor, window to side, landing - carpeted, neutral decor, loft access.

Bedroom One

9'1 x 13'3 (2.77m x 4.04m)

Rear facing, carpeted, radiators, storage cupboard, neutral decor.

Bedroom Two

8'11 x 10'3 (2.72m x 3.12m)

Front facing, carpeted, radiator, storage cupboard.

Bedroom Three

9'1 x 9'4 (2.77m x 2.84m)

Rear facing, carpeted, radiator, storage cupboard, neutral decor.

Bathroom

8'11 x 4'7 (2.72m x 1.40m)

Front facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, spotlights, fully tiled walls, vinyl flooring, storage cupboard.

External

Double gated imprinted concrete driveway to the front, a private rear lawned garden with patio area and a summer house.

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

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
102-110	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	