



MCDERMOTT & CO
THE PROPERTY AGENTS



£290,000

28 Hampton Road, Failsworth, Manchester, M35 9HT

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Having undergone a extensive refurbishment including a rear double extension this move in ready semi detached property is offered to the sales market with no upward chain.

Situated on a quiet and popular road in the sought after Failsworth friendly residential area with close by access to local primary and secondary schools, amenities and bus links can be accessed easily via Ashton Road East and Roman Road.

The current owners have spared no expense creating a modern and neutral finish throughout complete with a landscaped large rear garden and newly laid driveway to the front. Internally briefly comprising of entrance vestibule, lounge, open plan kitchen / diner, downstairs WC, three good sized bedrooms, with en-suite and walk in wardrobe to the master, a contemporary family bathroom.

Perfect opportunity for a family ready to move in to their new home. There is side access from the driveway leading through to the rear garden which is lawned with patio area. Viewings highly recommended.

Entrance Vestibule

2'9 x 3'1 (0.84m x 0.94m)
Carpeted, neutral decor, leading into lounge.

Lounge

14'9 x 14'0 (4.50m x 4.27m)
Front facing, carpeted, radiator, neutral decor.

Kitchen/Diner

18'5 x 13'10 (5.61m x 4.22m)
Rear facing, range of wall and base units in grey gloss with complimentary quartz worktops, ceramic induction hob with extractor over, integrated oven, integrated fridge/freezer, stainless steel sink with mixer tap, radiator, vinyl flooring, storage cupboard, access to downstairs WC, neutral decor, double doors leading out to rear.

Downstairs WC

2'9 x 6'5 (0.84m x 1.96m)
Two piece suite in white, wc and sink basin, vinyl flooring, radiator, neutral decor.

Stairs and Landing

Carpeted, neutral decor, access to landing.

Bedroom One

11'10 x 10'9 (3.61m x 3.28m)
Front facing, carpeted, radiator, access to shower room en-suite, walk in wardrobe/storage cupboard, neutral decor.

En-suite Shower Room

7'11 x 3'0 (2.41m x 0.91m)
Front facing, three piece bathroom suite in white with WC, sink basin, thermostatic shower enclosure, chrome heated towel rail, vinyl flooring.

Bedroom Two

85 x 12'7 (25.91m x 3.84m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

9'10 x 5'8 (3.00m x 1.73m)
Side facing, carpeted, radiator, neutral decor, walk in wardrobe/storage cupboard, over stairs storage cupboard.

Family Bathroom

5'4 x 11'0 (1.63m x 3.35m)
Three piece bathroom suite in white, WC, sink basin, thermostatic shower over bath with glass shower screen, chrome heated towel rail, vinyl flooring.

External

Front paved driveway, access down the side which enters into large rear lawned garden and paved patio area.

Tenure

We have been advised by the vendors that the property is 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

