



MCDERMOTT & CO

THE PROPERTY AGENTS



£295,000

1 Verdure Close, Failsworth, Manchester, M35 9HQ

1 Verdure Close, Failsworth, Manchester, M35 9HQ

Nestled in the charming area of Verdure Close, a quiet cul-de-sac in Failsworth, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,045 square feet, boasting three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the private spaces.

Two modern bathrooms, cater to the needs of a busy household and enhance the overall functionality of the home. The kitchen is well-equipped, providing ample space for culinary endeavours and family gatherings.

Entrance Hallway

4'5 x 5'10 (1.35m x 1.78m)

Side entrance into hall, tiled flooring, radiator, neutral decor, stairs off, doors leading into lounge, downstairs wc and dining kitchen.

Lounge

16'0 x 11'1 (4.88m x 3.38m)

Front facing into bay window, carpeted, radiator, built in corner tv storage unit, neutral decor, log burner with stone hearth.

Ground floor WC

2'11 x 5'3 (0.89m x 1.60m)

Rear facing, two piece suite in white comprising toilet, vanity sink, radiator, spotlights, partly tiled walls, tiled flooring.

Dining Kitchen

11'5 x 17'11 (3.48m x 5.46m)

Rear and side facing, range of fitted wall and base units in white finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in double electric ovens and gas hob with extractor hood over, integrated microwave, integrated fridge freezer, integrated washing machine, integrated dishwasher, island with storage, feature electric fire, spotlights, two velux windows, understairs storage area, patio doors to rear garden.

Stairs and Landing

Stairs leading to first floor rooms, carpeted, neutral decor - landing carpeted, neutral decor, loft access.

Bedroom One

9'11 x 11'3 (3.02m x 3.43m)

Front facing, carpeted, radiator, built in wardrobes,.

Bedroom Two

9'2 x 8'2 (2.79m x 2.49m)

Rear facing, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Three

6'2 x 8'4 (1.88m x 2.54m)

Front facing, carpeted, radiator, built in wardrobes.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Rear facing, three piece bathroom suite in white comprising toilet, sink and shower over bath, glass shower screen partly mirrored, radiator, spotlights, fully tiled walls, vinyl flooring.

External

To the front of the property there is a resin driveway for 3-4 cars leading down the side of the property to the garage which has electrics. There is a private rear garden with paved area and raised lawned area with steps leading to the summerhouse/office which has electrics.

Tenure - Leasehold

The property is listed as leasehold of 999 years commencing 29th of September 1959 with an annual ground rent of £10

Stamp Duty Land Tax

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

