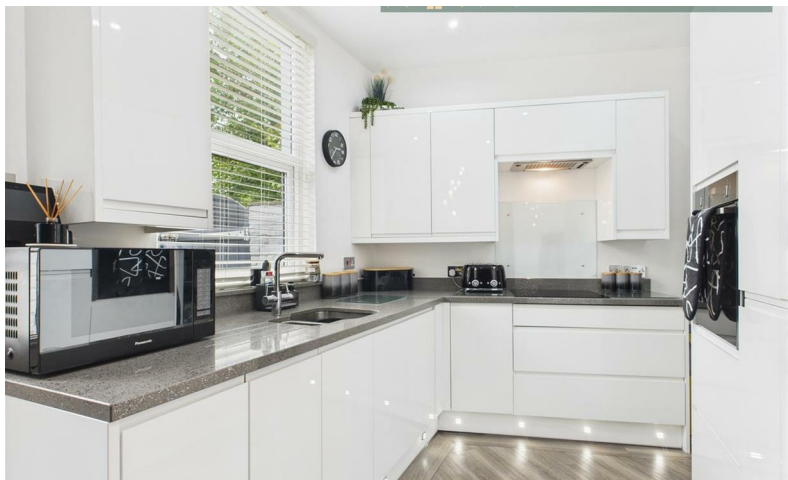
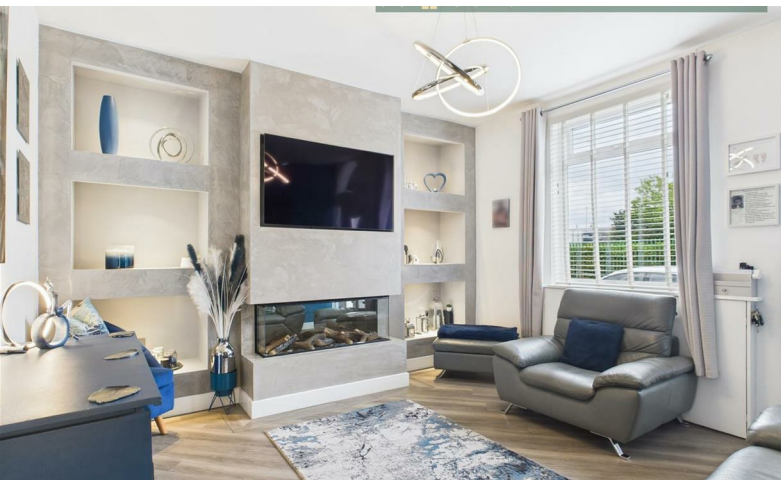




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£225,000**

55 Wickentree Lane, Failsworth, Manchester, M35 9AY

# 55 Wickentree Lane, Failsworth, Manchester, M35 9AY

McDermott & Co present to the market this stunning & immaculately presented 2/3 double bedroomed end of terrace.

Situated in the sought after Failsworth area and offered with Chain Free possession, this property truly must be viewed to appreciate the high standard finish throughout making it the perfect move in ready First Time Buyer Home.

Neutrally decorated throughout and internally briefly comprising of entrance porch, lounge, modern kitchen/diner with access out to rear garden, stairs lead to two double bedrooms with built in robes to master, modern family shower room, stairs from first floor landing lead up to spacious loft room which can also be used as bedroom 3.

### Entrance Porch

3'8 x 3'1 (1.12m x 0.94m)  
Antico flooring, neutral decor.

### Lounge

13'4 x 13'1 (4.06m x 3.99m)  
Front facing, antico flooring, two radiators, feature electric built in fire, shelves with lights, neutral decor, door leading to stairs and kitchen/diner.

### Kitchen/Diner

12'3 x 11'7 (3.73m x 3.53m)  
Rear facing, range of fitted wall and base units in white finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in nef electric oven and hide and slide door and nef induction hob with extractor hood over, integrated fridge freezer, integrated slimline dishwasher, free standing washer, antico flooring, under unit lighting, spotlights, radiator, neutral decor, under stairs storage cupboard.

### Stairs to First Floor and landing

Leading to all first floor rooms, carpeted, neutral decor, landing with window side facing, carpeted, spotlights, neutral decor, and stairs to loft room.

### Bedroom One

14'1 x 7'10 (4.29m x 2.39m)  
Front facing, two windows, carpeted, radiator, built in wardrobes.

### Bedroom Two

9'2 x 8'10 (2.79m x 2.69m)  
Rear facing, carpeted, radiator, neutral decor.

### Shower Room

4'6 x 11'1 (1.37m x 3.38m)  
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, walk in shower enclosure with rail fall shower, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, storage cupboard, mirror with shaving point.

### Stairs to Loft Room

Carpeted, neutral decor, storage cupboard at the top of the stairs and velux window.

### Loft Room/ Bedroom 3

14'1 x 8'5 (4.29m x 2.57m)  
Carpeted, velux window, neutral decor, radiator, storage cupboard

### Externally

The paved path and stoned garden provide a clean and minimal maintenance front, to the rear is a private garden with artificial grassed and shed.

### Tenure

We have been advised by the vendors that the property is Leasehold for 940 starting from 27th of April 1982 with Ground Rent of £2.00.

### 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

