



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£269,950**

34 Argyll Park Road, Failsworth, M35 9NF



# 34 Argyll Park Road, Failsworth, M35 9NF

**\*\*IDEAL FOR FAMILIES\*\* \*\*MODERN KITCHEN\*\* \*\*MODERN FAMILY BATHROOM\*\* \*\*DRIVEWAY\*\* \*\*LOUNGE/DINER\*\***

McDermott & Co are delighted to bring to the market this this well presented three bedroomed quasi semi property set in the popular Failsworth Area.. The property has been extended to the rear to create a more spacious living accommodation and internally briefly comprises of; entrance porch, hallway, lounge/diner, modern kitchen, offer and to the first floor; three bedrooms and modern family bathroom. Externally at the front there is a paved driveway and stone garden area and to the rear a paved area and artificial grassed area with fields views. Ideal location for close by access to local schools such as Co-Op Academy and Woodhouses Primary, nearby supermarkets and other useful amenities. Regular bus service is close by and 5 minute drive to Hollinwood tram stop for links between Oldham and Manchester City Centre. Viewings recommended to appreciate what this property has to offer.

## Entrance Porch

6'0 x 2'0 (1.83m x 0.61m)  
White wash brick walls, neutral decor.

## Hallway

2'11 x 4'11 (0.89m x 1.50m)  
Laminate flooring, radiator and spotlights, neutral decor, stairs of, door into lounge.

## Office

4'6 x 7'4 (1.37m x 2.24m)  
Laminate flooring, neutral decor and under stairs storage.

## Lounge/Diner

8'10 x 21'7 (2.69m x 6.58m)  
Front facing into bay window, open plan lounge leading to dining area, spotlights, media wall with electric feature fire, laminate flooring. Dining area rear facing, features a panelled wall, laminate flooring, radiator and hanging lights, door leading to office and kitchen area.

## Kitchen

8'7 x 11'11 (2.62m x 3.63m)  
Rear and side, facing kitchen with modern range of fitted wall and base units in grey finish with complimentary marble effect worktops. Inset sink and drainer with mixer taps over, built in electric double oven and microwave, induction hob with extractor hood over, splashback panel, integrated fridge freezer, integrated washing machine, built in wine cooler, tiled flooring, black wall radiator, spotlights, door leading to rear garden.

## Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor. Landing with loft access.

## Bedroom One

9'3 x 11'6 (2.82m x 3.51m )  
Front facing, carpeted, radiator, neutral decor.

## Bedroom Two

9'5 x 7'7 (2.87m x 2.31m)  
Rear facing, carpeted, radiator, neutral decor, field views.

## Bedroom Three

7'1 x 5'10 (2.16m x 1.78m)  
Front facing, carpeted, radiator, neutral decor, storage cupboard over stairs.

## Family Bathroom

7'0 x 5'1 (2.13m x 1.55m)  
Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, glass shower screen, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

## Externally

To the front there is a paved driveway and stone garden area and to the rear a paved area and artificial grassed area with fields views.

## Tenture

We have been advised 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

