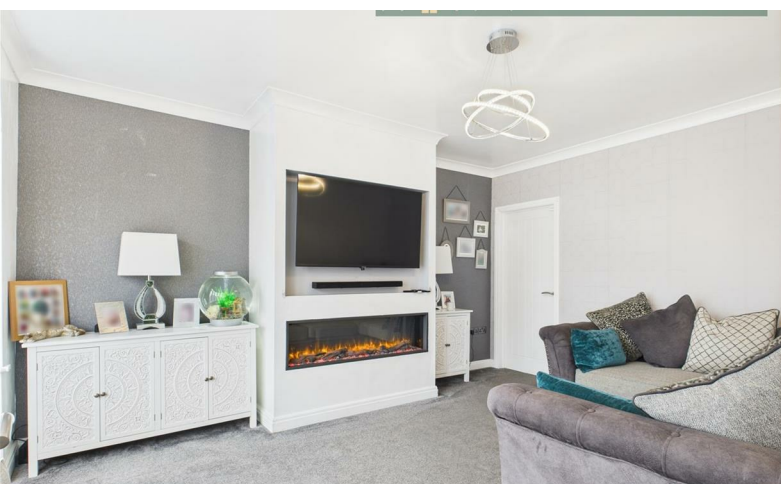




MCDERMOTT & CO
THE PROPERTY AGENTS



£319,995

95 Kew Road, Failsworth, Manchester, M35 9LA

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****EXTENDED FAMILY HOME**WELL PRESENTED**LARGE REAR LANDSCAPED GARDEN**UTILITY ROOM**DOWNSTAIRS WC**EXTENDED KITCHEN/DINER****

McDermott & Co are delighted to bring to the market this three bedroom well presented and maintained bay window semi detached property. Situated in the popular sought after area of Failsworth with many local amenities such as schools, transport links and M60 motorway within close proximity. Warmed by gas central heating and benefitting from upvc double glazing. The internal walk in ready accommodation briefly comprises of entrance hallway, utility room, downstairs wc, lounge and extended modern dining kitchen with bi folds doors leading out to the huge rear garden, to the first floor are three bedrooms and modern four piece family bathroom. Externally to the front of the property there is tarmacked driveway for three cars and double side gate for foot or vehicle access providing further off road parking areas within the large rear landscaped garden which has decked, lawned, stoned, and rubber matted areas.

Hallway

4'3 x 7'1 (1.30m x 2.16m)
Vinyl flooring, neutral decor, doors leading into lounge and utility room, stairs off.

Utility Room

9'7 x 4'0 (2.92m x 1.22m)
Tiled flooring, radiator, neutral decor, white worktop, door leading to downstairs WC and storage cupboard.

Downstairs WC

4'1 x 2'5 (1.24m x 0.74m)
Two piece bathroom suite in white comprising sink and toilet, tiled flooring, spotlights, neutral decor.

Lounge

15'1 x 11'10 (4.60m x 3.61m)
Front facing into bay window, carpeted, radiator, neutral decor, feature electric fire built into chimney breast and inset for tv, door leading into kitchen/diner.

Kitchen/Diner

12'4 x 18'2 (3.76m x 5.54m)
Rear facing, modern range of fitted wall and base units in grey finish with complimentary black worktops. Inset sink and drainer with mixer taps over free standing range cooker electric ovens and gas hob with extractor hood over, integrated slimline dishwasher, laminate effect tiled flooring, three velux windows, two radiators, spotlights, neutral decor, bi fold doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, window at top of stairs side facing - landing carpeted, neutral decor, loft access.

Bedroom One

9'3 x 12'2 (2.82m x 3.71m)
Front facing into bay window, carpeted, radiator, neutral decor.

Bedroom Two

8'6 x 9'0 (2.59m x 2.74m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

5'11 x 7'4 (1.80m x 2.24m)
Front facing, carpeted, radiator, built in bed and cube storage.

Family Bathroom

5'0 x 10'2 (1.52m x 3.10m)
Rear facing, modern four piece bathroom suite in white comprising vanity sink and toilet, bath, walk in shower enclosure with waterfall shower head, heated chrome towel rail, fully tiled walls , tiled walls, spotlights.

Externally

At the front of the property there is tarmacked driveway for three cars and gate leading to rear garden. Large rear garden with decked area, lawned area stoned area and rubber matted area.

Tenure

We have been advised by the vendors that the property is Leasehold for 990 years from 12th August 1939 with Ground Rent of £3.60 per annum.

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

