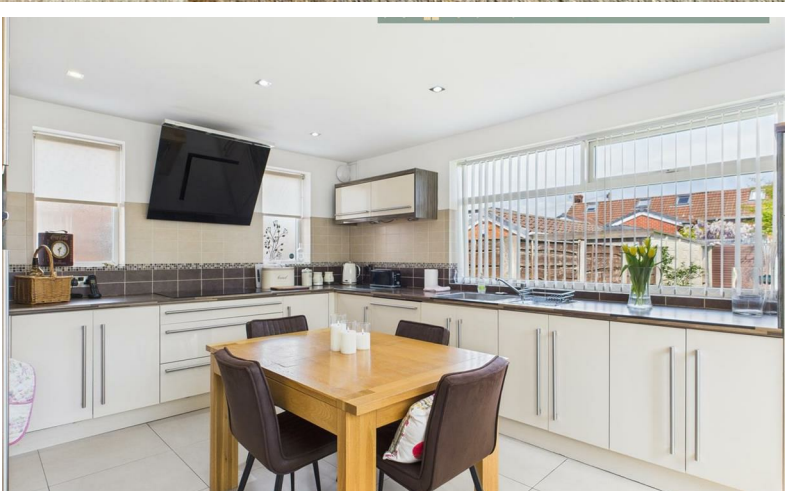
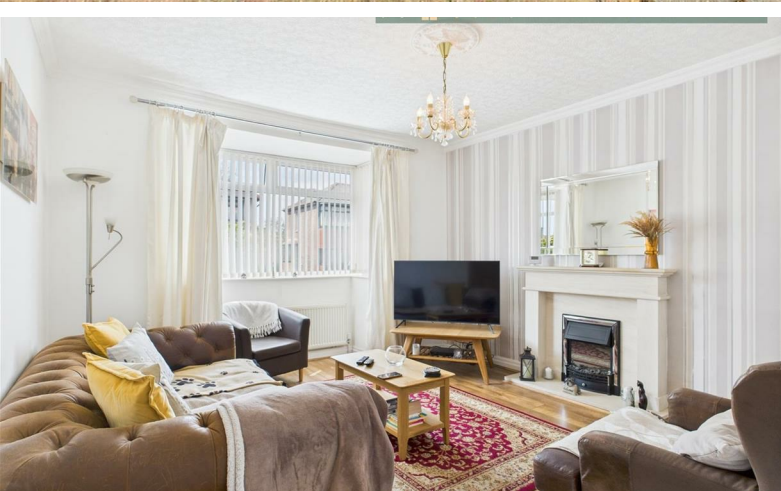




MCDERMOTT & CO
THE PROPERTY AGENTS



£334,950

104 Kew Road, Failsworth, Manchester, M35 9LA

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****TRUE BUNGALOW** **EXTENDED** **THREE BEDROOMS** **KITCHEN/DINER** **SHARED DRIVEWAY** **GARAGE**
SHOWER ROOM**

McDermott & Co are pleased to bring to the market this three bedroomed extended true bungalow situated on a quiet street. Benefitting from upvc double glazing and gas central heating. The property briefly comprises of entrance hall, lounge, kitchen/diner, shower room, inner hall, three bedrooms. Externally at the front of the property there is a paved garden and path to the front door, and block paved shared driveway leading the garage. A private rear garden with paved area and lawned area.

Entrance Hall

9'9 x 4'6 (2.97m x 1.37m)
Wooden flooring, radiator, neutral decor.

Lounge

14'7 x 12'10 (4.45m x 3.91m)
Front facing into bay window, wooden flooring, radiator, electric fire with surround and hearth, neutral decor.

Kitchen/Diner

12'3 x 14'9 (3.73m x 4.50m)
Rear and side facing, modern range of fitted wall and base units in cream gloss finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in double electric oven and induction hob with extractor hood over, tiled splashback, plumbing for washer, integrated dishwasher, spotlights, radiator, neutral decor.

Inner Hallway

7'7 x 2'11 (2.31m x 0.89m)
Wooden flooring, neutral decor.

Bedroom One

11'4 x 10'0 (3.45m x 3.05m)
Rear facing, wooden flooring, radiator, neutral decor, built in wardrobes, cupboards, bedside cabinets and dressing table.

Bedroom Two

10'10 x 9'10 (3.30m x 3.00m)
Front facing into bay window, carpeted, radiator, neutral decor.

Bedroom Three

8'3 x 9'9 (2.51m x 2.97m)
Side facing, carpeted, radiator, neutral decor.

Shower Room

8'3 x 4'4 (2.51m x 1.32m)
Rear facing, modern three piece bathroom suite in white comprising vanity sink, walk in shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, heated chrome towel rail, spotlights, loft access.

Externally

To the front of the property there is a paved garden and path to the front door, and block paved shared driveway leading the garage. A private rear garden with paved area and lawned area.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 29th of September 1965 with Ground Rent of £6.00 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

