MCDERMOTT & CO

THE PROPERTY AGENTS

£260,000 Offers Over

18 Wagstaff Drive, Failsworth, Manchester, M35 9GH

18 Wagstaff Drive, Failsworth, Manchester, M35 9GH

Offered with chain free possession McDermott & Co are proud to present this well-presented two-bedroom semi-detached bungalow, ideally situated on the popular Wagstaff Drive in Failsworth, offering spacious and versatile accommodation with excellent potential for further enhancement.

The property benefits from a bright and welcoming lounge, a spacious kitchen diner, a useful conservatory overlooking the rear garden, two well-proportioned ground floor bedrooms, and a family bathroom, making it particularly appealing to those seeking single-level living.

A staircase from the kitchen leads to two versatile loft rooms, providing valuable additional space suitable for a variety of uses, subject to individual requirements. The property offers excellent scope for modernisation, allowing prospective buyers to create a home tailored to their own tastes and needs.

Hallway

4'5 x 12'7 (1.35m x 3.84m)
A bright and welcoming hallway leading from the entrance porch, providing access to the main accommodation throughout the bungalow.
The space benefits from ceiling lighting, a useful storage cupboard, and fitted carpeting, creating a practical and functional entrance area. Natural light flows through from the glazed porch entrance, enhancing the bright and airy feel.
A well-proportioned and practical space, offering a warm welcome into the home.

Lounge

12'1 x 13'5 (3.68m x 4.09m)
A bright and well-presented lounge, benefiting from a large front-facing bay window allowing plenty of natural light.
The room features a feature electric fireplace, along with carpeted flooring, ceiling lighting, and a radiator, creating a comfortable and inviting living space.

Kitchen

11'9 x 11'7 (3.58m x 3.53m)
A spacious kitchen diner, fitted with a range of wall and base units providing ample storage and worktop space.
The room benefits from a stainless steel sink beneath a window, allowing for natural light, along with French doors leading to the conservatory. A staircase leads to the upper level, adding versatility to the layout.
Finished with wood-effect flooring, ceiling lighting, and a radiator, this is a practical space offering excellent potential for modernisation and personalisation, allowing buyers to create a kitchen to their own taste.

Conservatory

10'7 x 6'1 (3.23m x 1.85m)
A bright and well-presented conservatory, benefiting from uPVC double glazing and a glazed roof, allowing plenty of natural light.
Accessed via French doors from the kitchen, the conservatory also provides access to the rear garden.
Finished with carpeted flooring and ceiling lighting, this is a useful additional living space overlooking the garden.

Bedroom One

10'1 x 13'4 (3.07m x 4.06m)
A bright and well-presented main bedroom, benefiting from a large front-facing bay window allowing plenty of natural light and a pleasant outlook.
The room offers ample space for a double bed and additional bedroom furniture, creating a comfortable and practical layout.
Finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator, this is a comfortable and well-proportioned bedroom ideal for everyday living.

Bedroom Two

7'11 x 11'8 (2.41m x 3.56m)
A bright and well-proportioned second bedroom, benefiting from a large rear-facing window allowing plenty of natural light and pleasant views over the garden.
The room is finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator, creating a comfortable and practical living space.
A useful built-in shelving recess provides additional storage and display space, completing this versatile bedroom.

Loft Room One

10'10 x 15'1 (3.30m x 4.60m)
A spacious and versatile loft room, benefiting from a Velux roof window allowing plenty of natural light.
The room features sloping ceilings, exposed beams, and useful eaves storage cupboards, adding character and practicality.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a useful additional space suitable for a range of uses.

Loft Room Two

11'9 x 13'9 (3.58m x 4.19m)
A further loft room, also enjoying natural light from a Velux roof window and featuring sloping ceilings which enhance the character of the space.
Finished with carpeted flooring, ceiling lighting, and a radiator, this versatile room provides additional accommodation and could be utilised to suit a variety of needs.

Bathroom

5'7 x 7'6 (1.70m x 2.29m)
A bright and well-presented bathroom, fitted with a panelled bath with electric shower over, low-level WC, and a pedestal wash basin.
The room benefits from a window allowing natural light, while the walls are finished with neutral tiling for a clean and practical finish.
Additional features include vinyl flooring and ceiling lighting, creating a functional bathroom suitable for everyday use.

External

An attractive and well-maintained semi-detached bungalow, occupying a pleasant position with well-kept gardens to both the front and rear.
To the front, the property benefits from a lawned garden with established planting and shrub borders, creating an attractive approach to the home. Side access leads through to the rear garden.
To the rear, the property enjoys a private and enclosed garden, featuring a well-maintained lawn, paved pathways, and patio seating areas, ideal for relaxing and enjoying the outdoors. The garden is complemented by mature shrubs, trees, and planted borders, adding colour and character throughout.
A conservatory overlooks the rear garden, providing an excellent connection between the indoor and outdoor spaces, while a useful garden shed offers additional storage.
Overall, the property offers a pleasant and well-maintained outdoor space, perfectly suited to those looking for low-maintenance living with attractive gardens.

Tenure - Leashold

The property is listed as leasehold with 927 years remaining and an annual ground rent of ***

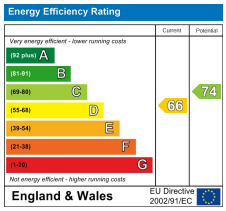
Stamp Duty Land Tax

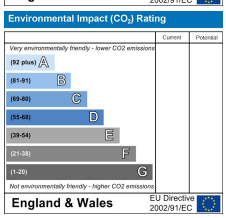
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief 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

Directions





98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk