MCDERMOTT & CO

THE PROPERTY AGENTS







£180,000 Offers Over

38 Argyll Park Road, Failsworth, Manchester, M35 9NF

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McDermott & Co are proud to present this attractive two-bedroom end-terraced home, occupying a popular position on Argyll Park Road, Failsworth. Offering spacious accommodation throughout, this property presents an excellent opportunity for first-time buyers, young families and investors alike.

The accommodation briefly comprises an entrance vestibule, hallway, spacious lounge with feature living flame gas fire, fitted kitchen/dining room and a modern shower room. To the first floor are two well-proportioned bedrooms, all benefiting from an abundance of natural light and generous proportions.

A particular feature of the property is the potential on offer, allowing purchasers the opportunity to update and personalise certain areas to their own requirements. The home benefits from a practical layout, good-sized rooms and a pleasant outlook to both the front and rear.

Hallway
3'6 x 4'2 (1.07m x 1.27m)
A hallway featuring wood-effect flooring, decorative wall coverings and a staircase rising to the first floor with fitted carpeting and timber handrails. Benefiting from a radiator and ceiling lighting, the hallway provides access to the ground-floor accommodation and creates a practical entrance to the home.

A particular feature is the decorative glazed entrance door, allowing natural light into the space and complementing the character of the property.

Lounge
11'1 x 11'6 (3.38m x 3.51m)
A spacious lounge featuring a front-facing bay window allowing plenty of natural light. Benefiting from fitted carpeting, wall lighting, a ceiling light fitting and a radiator, the room offers ample space for a range of lounge furniture.

A particular feature is the living flame gas fire set within a decorative fireplace surround, creating an attractive focal point and enhancing the room's traditional character. Well proportioned throughout, this comfortable reception room provides an ideal space for both everyday living and entertaining.

Kitchen/Diner
15'8 x 7'4 (4.78m x 2.24m)
A spacious kitchen / dining room fitted with a range of modern wall and base units, complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood above, together with space and plumbing for additional appliances.

Benefiting from tiled flooring, ceiling lighting and a large rear-facing window overlooking the garden, the room enjoys plenty of natural light throughout. The generous proportions provide ample space for a family dining table and chairs, creating an ideal setting for everyday dining.

Offering excellent storage and workspace, this practical room forms the heart of the home, whilst a door provides direct access to the rear garden.

Stairs & Landing
A staircase with fitted carpeting rises to the first-floor landing, featuring painted balustrading and decorative wall coverings. Benefiting from ceiling lighting, a useful built-in storage cupboard and loft access, the landing provides access to all first-floor accommodation.

A particular feature is the attractive arched ceiling detail, adding character to the space, whilst the generous proportions create a practical and central connection between the bedrooms and shower room.

Bedroom One
15'7 x 9'0 (4.75m x 2.74m)
A spacious double bedroom featuring dual front-facing windows allowing an abundance of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, recessed spot lighting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes, providing excellent built-in storage. Well proportioned throughout, this bright and comfortable bedroom is ideally suited as the principal bedroom.

Bedroom Two
7'10 x 10'5 (2.39m x 3.18m)
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the pleasant open aspect, whilst the generous proportions make this an ideal bedroom for family members or guests. Offering excellent potential, this bright and comfortable room complements the accommodation on offer.

Shower room
7'3 x 5'0 (2.21m x 1.52m)
A modern shower room fitted with a three-piece suite comprising a walk-in shower enclosure, vanity wash hand basin with storage beneath and a low-level WC. Complemented by part-tiled walls, contrasting flooring, a heated towel rail and a frosted rear-facing window providing natural light and ventilation.

A particular feature is the attractive timber-panelled ceiling, adding warmth and character to the space. Bright and practical throughout, the shower room comfortably serves the first-floor accommodation.

External
To the front, the property benefits from a low-maintenance forecourt garden enclosed by low-level brick boundary walls and mature planting, with a pathway leading to the entrance door.

To the rear, the property enjoys a private enclosed garden, comprising a lawned area, paved patio seating space and established shrubs and planting. Enclosed by mature hedging and fencing, the garden offers a pleasant degree of privacy and provides an ideal space for outdoor seating, entertaining and family enjoyment.

A gated side access enhances practicality, whilst the generous outdoor space perfectly complements the accommodation on offer.

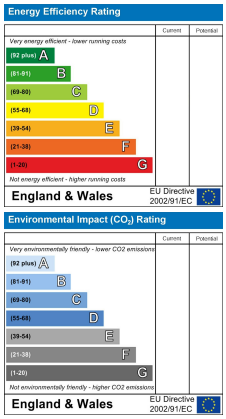
Tenure - Freehold
The property is listed as Freehold

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
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

Directions



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