



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£195,000**

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

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Offered with no upward chain and in need of some modernisation McDermott & Co are pleased to bring to the market this three bedroomed mid quasi semi detached property which has an array of potential, Situated close to the sought after area of Woodhouses Village. Backing on to farm land with lovely views and benefitting from upvc double glazing and gas central heating. Internally comprising of entrance porch, hall, lounge open to dining area, kitchen, stairs from the entrance hall lead to three bedrooms and a shower room. Lawned front garden which could be adapted to provide a driveway for off road parking, to the rear is a private lawned garden with paved patio area and stunning views over the farmland views.

## Entrance Porch

52 x 20 (1.57m x 0.61m)

Entrance porch, white upvc, wall light, tiled flooring, neutral decor.

## Hall

3'9 x 5'1 (1.14m x 1.55m)

Carpeted, radiator, wall light, neutral decor, stairs off, door leading into lounge.

## Lounge

11'10 x 14'4 (3.61m x 4.37m)

Front facing into bay window, carpeted, radiator, brick fireplace with tiled hearth, wall lights, neutral decor, open through to:

## Dining Area

14'9 x 7'7 (4.50m x 2.31m)

Rear facing, carpeted, radiator, neutral decor, understairs storage, patio doors leading to rear garden, door leading into kitchen.

## Kitchen

7'1 x 9'7 (2.16m x 2.92m)

Rear and side, range of fitted wall and base units in white finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob, tiled splashback, free standing fridge freezer, vinyl flooring, plumbing for washer, radiator, neutral decor, door to side leading into rear garden.

## Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, landing - carpeted, wall light, neutral decor, loft access.

## Bedroom One

9'2 x 11'9 (2.79m x 3.58m)

Front facing, carpeted, radiator, built in wardrobes, cupboards, two bedside cupboards and dressing table, neutral decor.

## Bedroom Two

9'5 x 7'1 (2.87m x 2.16m)

Rear facing, carpeted, radiator, built in wardrobes, cupboards and bedside cupboard, neutral decor.

## Bedroom Three

7'3 x 9'0 (2.21m x 2.74m)

Front facing, laminate flooring, radiator, neutral decor, over stairs storage cupboard.

## Shower Room

7'2 x 5'2 (2.18m x 1.57m)

Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, corner shower enclosure, heated chrome towel rail, partly tiled walls, vinyl flooring, neutral decor.

## Externally

To the front of the property there is a lawned garden which could be adapted to provide a driveway for off road parking, private rear lawned garden with paved patio area and fields views.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 27th of September 1958 with Ground Rent of £5.00 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

