MCDERMOTT & CO

THE PROPERTY AGENTS

£274,950

33 Argyll Park Road, Failsworth, Manchester, M35 9NE

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McDermott & Co are pleased to bring to the market this three bedroom semi- detached end town house on Argyll Park Road, Failsworth.

The property boasts a new entrance vestibule leading to the lounge and a modern kitchen, to the first floor there are three bedrooms and a family bathroom, this home is finished to a modern standard throughout.

Over the last three years this property has recently undergone significant improvements, including a new boiler and a new roof, which promise both comfort and peace of mind for the new owners. The exterior has been enhanced with a stylish composite front door and new front windows, adding to the property's curb appeal. Additionally, a newly laid drive offers convenient off-road parking,

Located in a friendly neighbourhood, this property is close to local amenities, schools, and Daisy Nook country park, making it an ideal location. With its blend of modern updates and classic charm, this end town house on Argyll Park Road is a wonderful place to call home.

Porch
6'2 x 2'0 (1.88m x 0.61m)
Front facing porch entrance with double doors, tiled flooring and door leading to downstairs hallway.

Hallway
3'9 x 5'3 (1.14m x 1.60m)
Carpeted hallway with radiator, neutral décor, single light fitting and stairs leading to first floor.

Lounge
11'3 x 21'10 (3.43m x 6.65m)
Front facing modern lounge with bay window, wood flooring, radiator and electric fire place, door leading to kitchen.

Kitchen
14'4 x 9'1 (4.37m x 2.77m)
Rear facing kitchen with a range of wall and base units in a white gloss finish with complimentary wood work tops, double oven with over head extractor fan, integrated dishwasher, tiled splash back and papered walls, laminate flooring. featuring a breakfast bar area and double patio doors leading to the rear garden.

Stairs and Landing
Carpeted stairs with wall papered walls.

Landing
2'2 x 8'0 (0.66m x 2.44m)
Carpeted landing, neutral decor with doors leading to first floor rooms.

Bedroom 1
15'9 x 8'11 (4.80m x 2.72m)
Front facing double bedroom, carpeted with radiator, two windows with spotlights. neutral decor.

Bedroom 2
6'11 x 15'0 (2.11m x 4.57m)
Rear facing bedroom, carpeted flooring with radiator, neutral decor and a single light fitting.

Bedroom 3
6'9 x 14'10 (2.06m x 4.52m)
Rear facing bedroom, carpeted with radiator, neutral decor and single light fitting.

Bathroom
Rear facing bathroom compromising of a three piece white suite including basin, WC and bath with electric shower. tilled and painted walls, stainless steel heated towel rail and vinyl flooring.

External
To the front is a new driveway with path leading down the side of property to the rear garden through a gate, The rear garden has a decked area off the back patio doors and a paved seating area with a mix of trees and shrubs.

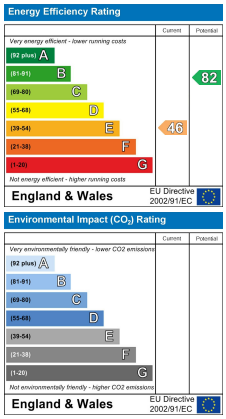
Tenure
Leasehold with 939 remaining with £5.00 Ground Rent.

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



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