MCDERMOTT & CO

THE PROPERTY AGENTS





£230,000 Reduced To

67 Leicester Road, Failsworth, Manchester, M35 0GW

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Offered with chain free possession nestled on Leicester Road in the charming & sought after area of Failsworth, this semi-detached true bungalow offers a wonderful opportunity for those seeking a home with potential. Built in 1965, featuring two comfortable bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining with patio doors leading to the rear garden. The bungalow is in need of some updating, allowing you to put your personal touch on the interior and create a space that truly reflects your style.

One of the standout features of this property is the generous garden, which presents ample opportunity for gardening enthusiasts or those wishing to create an outdoor haven. With a little imagination, this space could be transformed into a beautiful garden retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Entrance Hallway
5'7 x 5'7 (1.70m x 1.70m)
Carpeted, neutral décor, door, pendant lighting.

Lounge
14'7 x 11'5 (4.45m x 3.48m)
To the rear featuring double French doors to the garden terrace. neutral décor, carpet, radiator and pendant lighting.

Kitchen
9'2 x 12'9 (2.79m x 3.89m)
Side & front facing, a range of high gloss wall and base units, part tiled with integrated cooker and gas hob. Space for under counter fridge/freezer, washing machine, sink and drainer, pendant lighting, access to storage cupboard and door to side.

Bathroom
5'10 x 6'11 (1.78m x 2.11m)
Wet walled bathroom, with modern three piece suite including wc, wash basin with vanity unit, bath with electric shower over, shoer screen and frosted uPVC window to the side & heated towel rail.

Bedroom One
14'4 x 12'3 (4.37m x 3.73m)
Front facing, carpeted, neutral décor with floral feature wall, uPVC window to the front, radiator & pendant lighting.

Bedroom Two
9'2 x 10'0 (2.79m x 3.05m)
Featuring double sliding doors to the garden, neutral décor, carpeted, radiator, pendant lighting and mounted wall lights.

External
On approaching the property you are greeted by a manicured front garden with driveway for multiple vehicles leading to a singe garage with up and over door, neighbouring the rear garden which exudes potential with flower beds, pergolas and paved areas.

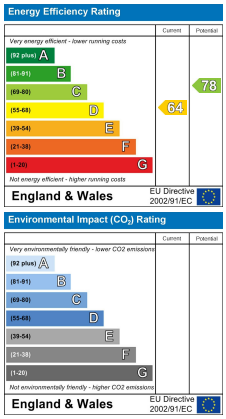
Tenure - Freehold
The property is listed as Freehold

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
• 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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