



MCDERMOTT & CO
THE PROPERTY AGENTS



£395,000 Offers Over

117 Kew Road, Failsworth, Manchester, M35 9LA

117 Kew Road, Failsworth, Manchester, M35 9LA

McDermott & Co are proud to present this beautifully presented three-bedroom detached family home, occupying a sought-after position on Kew Road, Failsworth. Offering approximately 1,060 sq ft of well-proportioned accommodation, this attractive home combines spacious living areas, character features and beautifully maintained gardens.

The accommodation briefly comprises a welcoming entrance hallway, spacious bay-fronted lounge with feature multi-fuel stove, separate dining room with direct access to the rear garden, a modern fitted kitchen and adjoining breakfast room. To the first floor are three well-proportioned bedrooms and a contemporary shower room, all accessed from a bright and characterful landing.

A particular feature of the property is the excellent balance of living space, with the lounge, dining room and breakfast room providing flexible accommodation for both everyday family life and entertaining. The home is further enhanced by attractive character features, generous room proportions and an abundance of natural light throughout.

Hallway

9'2 x 6'10 (2.79m x 2.08m)
A welcoming entrance hallway featuring a striking arched entrance surround with glazed side panels, fitted carpeting, ceiling light fitting, radiator and a staircase rising to the first floor with spindle balustrade. Benefiting from high ceilings and character features throughout, the hallway provides access to the ground-floor accommodation and creates an impressive first impression of the home.

Lounge

15'9 x 11'8 (4.80m x 3.56m)
A spacious and beautifully presented lounge featuring a walk-in bay window to the front elevation allowing plenty of natural light, wood-effect flooring, ceiling light fitting and radiator. A feature multi-fuel stove set within an attractive surround creates a focal point to the room, while glazed French doors open through to the dining room, making this an ideal space for both everyday living and entertaining.

Dining Room

13'4 x 11'4 (4.06m x 3.45m)
A spacious and versatile dining room featuring wood-effect flooring, recessed spot lighting, two rooflights and radiators. French doors open directly onto the rear garden, flooding the room with natural light and creating an ideal space for family dining and entertaining. Double doors lead through to the lounge, providing a seamless flow between the reception rooms.

Kitchen

8'4 x 8'10 (2.54m x 2.69m)
A beautifully presented kitchen fitted with a range of contemporary shaker-style wall and base units, complemented by solid wood work surfaces and an inset sink and drainer. Integrated appliances include an electric hob with extractor hood above and oven below, with additional space for freestanding appliances. Further benefits include tiled flooring, recessed spot lighting and a side-facing window providing natural light.

Breakfast Room

7'1 x 8'0 (2.16m x 2.44m)
A bright and versatile breakfast room positioned off the kitchen, featuring fitted wall and base units providing additional storage together with a breakfast bar seating area. Benefiting from tiled flooring, recessed spot lighting, a rooflight, radiator and French doors opening onto the rear garden, the room enjoys an abundance of natural light and provides an ideal space for casual dining or everyday family use.

Stairs & Landing

5'10 x 3'3 (1.78m x 0.99m)
A spacious first-floor landing featuring fitted carpeting, ceiling light fitting, loft access and a decorative stained-glass side window allowing natural light to brighten the space. The landing provides access to all first-floor accommodation and retains the character and charm found throughout the property.

Bedroom One

12'4 x 10'0 (3.76m x 3.05m)
A spacious double bedroom featuring a walk-in bay window to the front elevation with fitted blinds, allowing plenty of natural light. Benefiting from exposed wooden flooring, a ceiling light fitting and radiator, the room offers ample space for a double bed and additional bedroom furniture. A bright and well-presented principal bedroom retaining the character and charm found throughout the property.

Bedroom Two

8'10 x 10'4 (2.69m x 3.15m)
A generous double bedroom featuring a large rear-facing window allowing plenty of natural light, exposed wooden flooring, ceiling light fitting and radiator. Offering ample space for a double bed and additional bedroom furniture, this well-presented room enjoys a pleasant outlook over the rear garden.

Bedroom Three

6'1 x 8'11 (1.85m x 2.72m)
A well-proportioned bedroom featuring a front-facing window with fitted blinds, allowing plenty of natural light. Benefiting from a ceiling light fitting and radiator, the room offers space for a single bed and additional bedroom furniture, making it ideal as a child's bedroom, nursery or home office.

Shower Room

5'6 x 8'6 (1.68m x 2.59m)
A modern shower room fitted with a three-piece suite comprising a walk-in shower cubicle, pedestal wash hand basin and low-level WC. Complemented by full-height tiling, tiled flooring, recessed spot lighting and a heated towel rail. A frosted window with plantation shutters provides natural light and ventilation, creating a bright and well-appointed space.

External

To the front, the property is set behind an attractive lawned garden with mature planted borders, enclosed by a low-level brick boundary wall and wrought iron gate. A pathway leads to the entrance door, creating an impressive approach to this handsome bay-fronted home.

To the side, the property benefits from a driveway providing off-road parking, leading to the attached garage and offering further practicality for family living.

To the rear, the property enjoys a beautifully maintained private garden, featuring a combination of lawned and decorative stone areas complemented by well-stocked flower beds, mature shrubs and established planting. Offering ample space for outdoor seating, dining and entertaining, the garden provides a peaceful and secluded setting that can be enjoyed throughout the year.

A superb outdoor space that perfectly complements the generous accommodation on offer.

Garage

20'1 x 8'3 (6.12m x 2.51m)
A useful attached garage accessed via an up-and-over door, providing excellent storage space and potential for a variety of uses including secure parking, a workshop or hobby area. Benefiting from power, lighting and direct driveway access, the garage offers valuable additional practical space to complement 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%

Directions

