MCDERMOTT & CO

THE PROPERTY AGENTS

£259,950 Reduced To

27 Ogden Road, Failsworth, Manchester, M35 0WN

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McDermott & Co are proud to present this beautifully presented two-bedroom semi-detached bungalow, occupying a popular and convenient position on Ogden Road in Failsworth.

Recently updated and ready for immediate occupation, this attractive home offers well-proportioned accommodation throughout, making it an ideal purchase for downsizers, first-time buyers and those seeking the convenience of single-storey living. Finished in a modern style with neutral décor throughout, the property provides a bright and welcoming atmosphere from the moment you enter.

The accommodation briefly comprises an entrance hallway, spacious lounge, modern fitted kitchen, two well-proportioned bedrooms and a contemporary shower room. Flooded with natural light throughout, the property has been thoughtfully modernised to create a comfortable and practical home suited to modern lifestyles.

Hallway
3'4 x 12'0 (1.02m x 3.66m)
A bright hallway providing access to the accommodation. Benefiting from fitted carpeting, a radiator, pendant lighting and neutral décor throughout.

A practical central space connecting the principal rooms.

Lounge
19'2 x 11'9 (5.84m x 3.58m)
A spacious lounge with a large front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, radiators and pendant lighting throughout.

Offering ample space for seating, this bright reception room is ideal for relaxing and everyday living.

Kitchen
7'11 x 12'0 (2.41m x 3.66m)
A modern fitted kitchen with a range of wall and base units, complementary work surfaces and tiled splashbacks.

Fitted with an electric oven, hob with extractor hood above and sink unit. Benefiting from wood-effect flooring, ceiling lighting and a window providing natural light.

A practical and well-presented kitchen with ample storage and worktop space.

Bedroom One
13'6 x 11'10 (4.11m x 3.61m)
A spacious double bedroom benefiting from a large bay window allowing plenty of natural light. The room features fitted carpeting, a radiator and ceiling light fitting.

A range of fitted wardrobes provides excellent storage, whilst the generous proportions offer ample space for a double bed and additional furniture. A bright and well-presented bedroom.

Bedroom Two
9'5 x 11'1 (2.87m x 3.38m)
A well-presented second bedroom benefiting from a window allowing plenty of natural light. The room features fitted carpeting, a radiator and pendant lighting.

Offering space for a bed and additional furniture, this bright and versatile room is ideal as a bedroom, nursery or home office.

Shower Room
6'5 x 5'7 (1.96m x 1.70m)
A modern shower room fitted with a three-piece suite comprising a walk-in shower enclosure, vanity wash hand basin with storage beneath and low-level WC.

Benefiting from contemporary wall tiling, a frosted window providing natural light and ventilation, and ceiling lighting throughout. Beautifully presented and well maintained, this bright and practical shower room is ideal for everyday use.

External
To the front, the property benefits from a substantial paved driveway providing ample off-road parking, alongside a low-maintenance gravelled garden with established shrubs and mature planting. A pathway leads to the entrance porch, whilst gated side access provides access to the rear garden.

To the rear is a generous and well-maintained garden, mainly laid to lawn and complemented by mature borders, established shrubs and decorative planting. A spacious paved patio provides the perfect space for outdoor dining and entertaining, whilst a substantial detached shed offers excellent storage.

Enjoying a good degree of privacy, the rear garden provides ample space for relaxation, gardening and family enjoyment, perfectly complementing the accommodation on offer.

Tenure - Leasehold
The property is listed as leasehold with 935 years remaining and an annual ground rent of £8pa

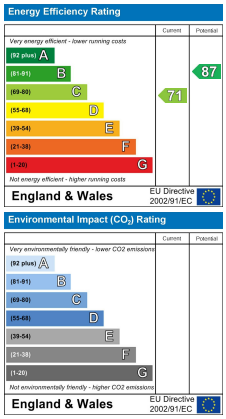
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
- when you bought the property
- how much you paid for it
- whether you're 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



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk