MCDERMOTT & CO

THE PROPERTY AGENTS







£240,000

41 Timson Street, Failsworth, Manchester, M35 9PX

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McDermott & Co are proud to present this spacious four-bedroom end-terrace home, occupying a generous corner plot on the popular Timson Street, Failsworth. Offered to the market chain free, this substantial property extends to approximately 1,218 sq ft and provides an excellent opportunity for families, first-time buyers and investors alike.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room and a fitted kitchen. To the first floor are four bedrooms and a family bathroom. The property benefits from generous room proportions, high ceilings and an abundance of natural light throughout.

A particular feature of the property is the scope on offer. While some areas would benefit from updating and modernisation, the home provides an excellent opportunity for purchasers to improve and personalise to their own requirements, creating a fantastic long-term family home.

Hallway
A hallway featuring fitted carpeting, ceiling lighting and a radiator. Benefiting from glazed internal doors, high ceilings and a staircase rising to the first floor, the hallway provides access to the ground-floor accommodation and creates a bright and practical entrance to the home. Finished in neutral tones throughout, the space offers excellent potential whilst retaining a traditional feel.

Lounge
A spacious reception room featuring dual-aspect front and side-facing windows allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a range of lounge furniture. A feature fireplace with decorative surround creates an attractive focal point, while the high ceilings enhance the sense of space. Offering excellent potential, this bright and well-proportioned room is ideal for both everyday living and entertaining.

Dining Room
A spacious dining room featuring a side-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting and a radiator. Benefiting from high ceilings and generous proportions throughout, the room offers ample space for a family dining table and chairs, making it ideal for everyday dining and entertaining.

Offering excellent potential, this versatile reception room could also be utilised as a second sitting room or family room, depending on individual requirements.

Kitchen
A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood above, together with space and plumbing for additional appliances.

Benefiting from wood-effect flooring, ceiling lighting and dual-aspect side and rear-facing windows allowing plenty of natural light, the room offers ample storage and workspace. The generous proportions also provide space for informal dining, while an external door gives direct access to the rear courtyard garden, creating a practical and functional space for everyday living.

Stairs & Landing
A staircase rises from the entrance hallway to the first-floor landing, featuring fitted carpeting and original-style balustrading. Benefiting from a useful built-in storage cupboard, ceiling lighting and neutral décor throughout, the landing provides access to all first-floor accommodation.

A practical and well-proportioned space, offering additional storage and connecting the bedrooms and bathroom.

Bedroom One
A spacious double bedroom featuring a side-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

Finished in neutral tones throughout, this bright and well-proportioned bedroom provides an ideal principal bedroom and enjoys excellent natural light from its generous window.

Bedroom Two
A double bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a double bed and additional bedroom furniture.

Requiring refurbishment and modernisation, the room presents an excellent opportunity for purchasers to update and personalise to their own requirements. A feature chimney breast adds character, whilst the generous proportions make it well suited as a bedroom, guest room or home office.

Bedroom Three
A well-proportioned bedroom featuring a side-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

Requiring some cosmetic improvement, the room offers excellent potential and is ideally suited as a child's bedroom, nursery, guest room or home office.

Bedroom Four
A single bedroom featuring a front-facing window allowing natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and occasional furniture.

Offering flexibility for a variety of uses, the room is ideally suited as a nursery, dressing room, study or home office. A practical addition to the accommodation with excellent potential for personalisation.

Bathroom
A bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Complemented by vinyl flooring, fully tiled walls, a chrome heated towel rail and a frosted rear-facing window providing natural light and ventilation.

While functional, the bathroom would benefit from updating and modernisation, offering purchasers an excellent opportunity to improve and personalise the space to their own requirements.

External
Occupying a prominent end-terrace position, the property benefits from a generous wrap-around front and side garden, enclosed by low-level brick boundary walls and mature planting, creating excellent kerb appeal and offering potential for further landscaping or enhancement.

To the rear, the property enjoys a private enclosed courtyard garden with a decked seating area and a useful brick-built outbuilding/store. Gated side access provides additional practicality, making this a low-maintenance outdoor space that complements the accommodation on offer.

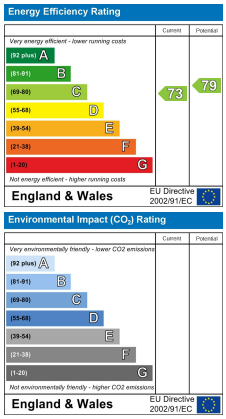
Tenure - Leasehold
The property is listed as leasehold with 864 years remaining and an annual ground rent of ***

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%

Directions



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