



MCDERMOTT & CO
THE PROPERTY AGENTS



£280,000

185 Roman Road, Failsworth, Manchester, M35 9LP

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McDermott & Co are pleased to bring to the market this three bedroomed mid terrace property. Having been renovated to a high specification whilst retaining many original features. Benefitting from upvc double gazing and warmed by gas central heating and providing a modern and contemporary spacious property with high ceilings creating light and airy living. An ideal opportunity to purchase a move in ready home.

The ground floor comprise of entrance vestibule into hallway with stairs off, lounge with feature fire place and log burner, double doors open up into the modern dining kitchen with central island and doors out to rear garden, utility room & downstairs wc, The first floor landing leads to three double bedrooms, with walk in wardrobe to the master and a separate modern walk in shower room. Stairs lead off landing to the second floor which is a good sized loft room would suit a variety of uses such as home office.

The external areas provide a small garden area to the front with artificial grass and stone stairs. To the rear there is an outdoor covered seating area / snug, artificial grassed lawn with border garden and storage out

Entrance Vestibule

3'8 x 4'5 (1.12m x 1.35m)
Entrance vestibule, carpeted, partly panelled wall.

Hallway

3'7 x 10'10 (1.09m x 3.30m)
Hallway leading into kitchen/diner and stairs off, kamdean flooring, radiator, partially panelled walls.

Lounge

12'4 x 12'7 (3.76m x 3.84m)
Front facing, Kamdean flooring, fire inset with tiled hearth with log burner, double sliding doors into kitchen/diner.

Kitchen/Diner

12'0 x 14'2 (3.66m x 4.32m)
Rear facing, range of fitted wall and base units in soft grey finish with complimentary white marble worktops. Integrated electric oven and induction hob with extractor hood over, integrated microwave, integrated fridge freezer, free standing wine cooler, radiator, Kamdean flooring, neutral decor, understairs storage cupboard, double doors to rear garden.

Kitchen Island - dark grey base units, white marble worktop, sink, integrated dishwasher. overlap for breakfast bar seating.

Utility Room

8'0 x 6'8 (2.44m x 2.03m)
Range of fitted wall and base units in soft grey finish with white worktops, plumbing for washer, Kamdean flooring, spotlights, neutral decor.

Downstairs WC

6'1 x 2'10 (1.85m x 0.86m)
Rear facing, two piece bathroom suite in white comprising slimline vanity sink and toilet, storage cupboard, partly tiled walls, Kamdean flooring, spotlights, neutral decor.

Stairs to first floor and Landing

Stairs to first floor, runner carpet, partially panelled walls, neutral decor - landing - carpeted, partly panelled walls, storage cupboard, neutral decor.

Bedroom One

10'5 x 12'7 (3.18m x 3.84m)
Front facing, carpeted, cast iron fireplace, storage cupboards, sliding doors in walk in wardrobe.

Walk in Wardrobe

5'2 x 9'0 (1.57m x 2.74m)
Front facing, carpeted, neutral decor.

Bedroom Two

10'10 x 8'7 (3.30m x 2.62m)
Rear facing, wooden flooring, radiator, feature panelled wall, neutral decor.

Bedroom Three/Office

8'0 x 9'10 (2.44m x 3.00m)
Rear facing, laminate flooring radiator, neutral decor.

Shower Room

9'5 x 5'2 (2.87m x 1.57m)
Three piece bathroom suite in white comprising vanity sink and toilet, walk in shower enclosure with shelf and lighting, heated towel rail, partly tiled walls, tiled flooring,

Stairs to Loft Room

Stairs to loft room, carpeted, partially panelled walls, neutral decor.

Loft Room

14'4 x 10'06 (4.37m x 3.20m)
Carpeted, velux window, storage in heavens, radiator, spotlights, neutral decor.

External

Externally there is a small garden front with artificial grass and stone stairs. To the rear there is an outdoor covered seating area / snug, artificial grassed lawn with border garden and storage out houses. secure off road parking is provided via garage style door and also benefits a EV charging point.

Tenure

We have been advised by the vendors that the property is Freehold with Chief Rent of £3.15 per annum.

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

