MCDERMOTT & CO

THE PROPERTY AGENTS





£240,000 Offers Over

98 Westminster Road, Failsworth, Manchester, M35 9HW

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Nestled on Westminster Road in the charming area of Failsworth, this semi-detached presents a wonderful opportunity for families seeking a spacious home with great potential.

Upon entering, you are welcomed by a hallway that leads to a comfortable front facing lounge, ideal for relaxing evenings. The dining room at the rear offers a lovely space for family meals and gatherings, while the long galley kitchen is functional and provides access to a convenient downstairs WC. The first floor features three well-sized bedrooms, ensuring ample space for family members or guests, along with a family bathroom that caters to everyday needs.

Externally, the property benefits from a large lawned area, which, while in need of some upkeep, offers great potential for outdoor enjoyment and landscaping. Additionally, the garage and driveway provide parking for up to three vehicles, a valuable asset in this bustling area.

Hallway
4'9 x 5'1 (1.45m x 1.55m)
Neutral decor, radiator, stairs leading to first floor, pendant lighting.

Lounge
15'11 x 11'1 (4.85m x 3.38m)
Leading from the hallway, neutral décor, feature gas fire, bay front uPVC window & pendant lighting.

Dining Room
12'7 x 8'2 (3.84m x 2.49m)
Neutral décor, carpeted, pendant lighting, radiator, window to the rear and access to the kitchen. Door to under stair storage.

Kitchen
5'11 x 11'0 (1.80m x 3.35m)
Fully tiled kitchen with a range of wall and base units, space for cooker, washing machine, & under counter fridge. Vinyl flooring, and pend ant lighting, window and door to the rear.

WC
2'8 x 5'2 (0.81m x 1.57m)
Neutral décor WC, window, pendant lighting.

Stairs & Landing
6'0 x 8'8 (1.83m x 2.64m)
Neutral décor, Double hand rail, carped, access to loft

Bedroom One
9'7 x 11'3 (2.92m x 3.43m)
To the Front of the property, neutral décor, carpets, radiator, window, storage cupboard, pendant lighting.

Bedroom Two
10'10 x 8'5 (3.30m x 2.57m)
To the rear of the property, neutral décor, carpets, radiator, window, storage cupboard, pendant lighting.

Bedroom Three
6'0 x 8'2 (1.83m x 2.49m)
To the front of the property, neutral décor, carpets, radiator, window, storage cupboard, pendant lighting.

Bathroom
4'8 x 5'2 (1.42m x 1.57m)
Fully tiled shower room. window, electric shower and cubicle, pedestal wash basin.

Garage
To the rear with up double doors, perfect for additional storage.

External
The property boast a large driveway for multiple cars, front garden area and rear patio with lawned garden.

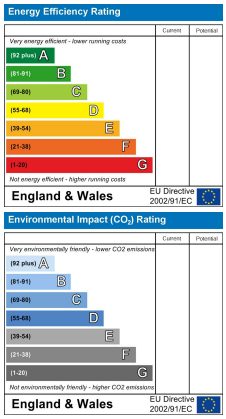
Tenure - Freehold
The property is listed as Freehold

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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