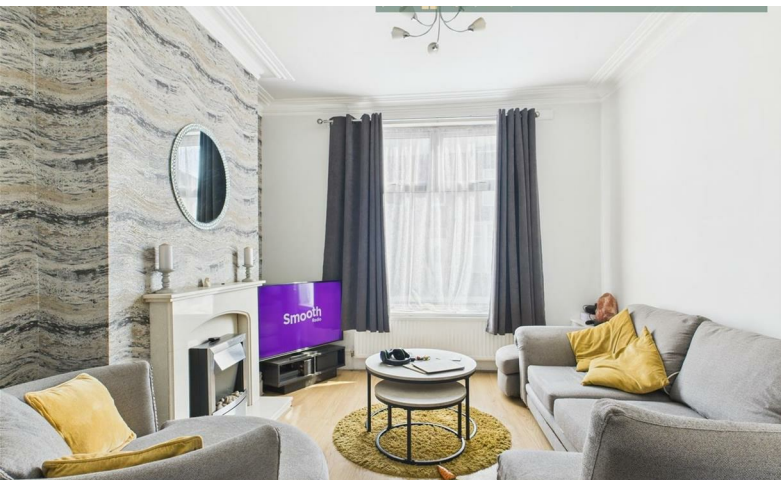




MCDERMOTT & CO
THE PROPERTY AGENTS



£179,995

195 Roman Road, Failsworth, Manchester, M35 9LP

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****IDEAL FOR FAMILIES** *IDEAL FOR INVESTORS** **THREE BEDROOMS** **TWO RECEPTION ROOMS****

McDermott are pleased to bring to the market this three bedroomed mid terrace property situated in the popular area of Failsworth. Benefitting from UPVC double glazing throughout and warmed by gas central heating the property briefly comprises of; entrance hallway, lounge, dining room, kitchen, three bedrooms and family bathroom. Perfect for families and investors. Externally presents small front garden and lawned back garden. Roman Road is well served with nearby local amenities and transport links with direct access for buses on Roman Road. Within easy reach you will find well regarded Primary and Secondary Schools with Hollinwood Metrolink and M60 motorway just a short 3 minute drive. Viewing highly recommended.

Entrance Hallway

3'6 x 14'11 (1.07m x 4.55m)
Entrance hallway leading to lounge and dining room, laminate flooring, radiator, neutral decor, stairs off.

Lounge

12'0 x 12'2 (3.66m x 3.71m)
Front facing, laminate flooring, radiator, electric fire with surround and hearth, neutral decor, leading into dining room.

Dining Room

12'10 x 14'2 (3.91m x 4.32m)
Rear facing, laminate flooring, radiator, neutral decor, leading into kitchen.

Kitchen

7'5 x 9'10 (2.26m x 3.00m)
Rear facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, vinyl flooring, neutral decor, under stairs storage cupboard.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor. Landing has storage cupboard, carpeted, neutral decor.

Bedroom One

9'8 x 14'5 (2.95m x 4.39m)
Rear facing, carpeted, radiator, neutral decor, built in storage cupboard.

Bedroom Two

7'5 x 12'0 (2.26m x 3.66m)
Front facing, carpeted, radiator, neutral decor, built in storage cupboard.

Bedroom Three

7'0 x 8'8 (2.13m x 2.64m)
Front facing, laminate flooring, radiator, neutral decor.

Family Bathroom

7'4 x 9'9 (2.24m x 2.97m)
Rear facing, two windows, three piece bathroom suite in white

comprising sink and toilet, shower over bath, heated chrome towel rail, partly tiled walls, vinyl flooring, neutral decor.

Externally

To the front there is a small paved garden and a private rear garden with paved areas and lawned area.

Tenure

We await this information from the vendors.

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

