MCDERMOTT & CO

THE PROPERTY AGENTS

£280,000

118 Westminster Road, Failsworth, Manchester, M35 9HW

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Beautifully presented in turn key ready condition McDermott & Co and pleased to bring to the market 118 Westminster Road. An extended three bedroom semi detached property situated in the popular & sought after Failsworth area close to all local amenities, transport links, Westminster Road park & in walking distance of Daisy Nook country park.

Modernised throughout and further benefiting from gas central heating and uvpc double glazing throughout. This is an ideal first time buy or for the upsizer.

The internal layout comprises entrance hall, lounge, dining area, extended kitchen & downstairs WC. To the first floor are three bedrooms and modern family bathroom.

Externally double gates lead to flagged driveway & garage providing off road parking. To the rear is a private enclosed garden with patio and lawn.

Viewing is highly recommended.

Entrance Hall
4'10 x 5'9 (1.47m x 1.75m)
Wood effect vinyl flooring, radiator, neutral decor, stairs off, doors leading to lounge, downstairs wc, and dining area.

Lounge
6'1 x 11'1 (1.85m x 3.38m)
Front facing into bay window, window seating with storage in bay, carpeted, radiator, built in storage in alcove, space for electric fire in chimney breast, neutral decor,

Dining Room
12'10 x 8'9 (3.91m x 2.67m)
Rear facing, wood effect vinyl flooring, radiator, understairs storage cupboard, neutral decor with feature wall panelling , arch into kitchen.

Kitchen
11'3 x 8'11 (3.43m x 2.72m)
Rear facing, range of fitted wall and base units in white finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, gas cooker, free standing dishwasher, plumbing for washer, wood effect vinyl flooring, neutral decor, patio doors to rear garden.

Downstairs WC
2'6 x 4'7 (0.76m x 1.40m)
One piece suite in white comprising sink over toilet, cladded walls, wood effect vinyl flooring.

Stairs and Landing
Stairs leading to all first floor rooms, glass side banister, carpeted, neutral decor, loft access from landing.

Bedroom One
9'7 x 11'3 (2.92m x 3.43m)
Front facing, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Two
8'8 x 8'7 (2.64m x 2.62m)
Rear facing, carpeted, radiator, built in wardrobes with sliding doors, partly panelled walls, neutral decor.

Bedroom Three/Office
5'0 x 8'2 (1.52m x 2.49m)
Front facing, carpeted, radiator, neutral decor.

Bathroom
6'1 x 5'4 (1.85m x 1.63m)
Rear facing, modern three piece bathroom suite in white, comprising vanity sink and toilet unit, shower over bath with rainfall shower head, heated chrome towel warmer, partly tiled walls , tiled flooring, spotlights. neutral decor.

Garage
8'1 x 14'5 (2.46m x 4.39m)

External
To the front of the property there are double gates to flagged driveway leading to rear garage and rear garden. At the rear there is a concrete area and lawned area.

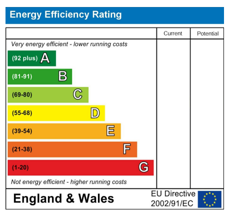
Tenure
Leasehold for 999 years from 29th September 1959 with Ground Rent of £.8.00 per annum.

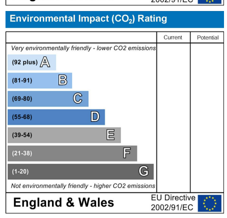
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible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





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