MCDERMOTT & CO

THE PROPERTY AGENTS





£265,000

19 Nursery Road, Failsworth, Manchester, M35 0RP

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Nestled on Nursery Road in the charming area of Failsworth, this delightful semi-detached home offers a perfect blend of comfort and convenience for families. Built in the 1970s and spanning an impressive 885 square feet of living area featuring two well-proportioned bedrooms plus a good sized loft room currently being used as a third bedroom, making it an ideal space for family living.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The layout of the home is designed to maximise space and functionality, ensuring that every corner is utilised effectively. The property also boasts a well-appointed bathroom, catering to the needs of a busy household.

One of the standout features of this home is its spacious gardens, providing a wonderful rear outdoor area for children to play or for hosting summer barbecues. The driveway offers ample parking for up to three/four vehicles, a rare find in many urban settings, ensuring that you and your guests will never be short of space.

Hallway
7'10 x 3'8 (2.39m x 1.12m)
Laminate flooring, neutral décor, radiator, uPVC window to the side, under stair storage and carpeted stairs leading to the first floor.

Lounge
19'4 x 9'3 (5.89m x 2.82m)
Front facing lounge, laminate flooring, neutral décor with green feature wall, radiator, electric fire, marble surround and hearth.

Kitchen
11'3 x 7'8 (3.43m x 2.34m)
A stunning blend of matt finished wall and base units, with marble work tops. integrated appliances, electric oven and gas hob, extractor hood, microwave fridge/freezer and dishwasher, window to the rear, spot lighting and tiled flooring.

Dining Room
7'9 x 9'9 (2.36m x 2.97m)
Matching matt finish, kitchen island with additional storage and breakfast bar for dining overlooking the garden. vertical radiator and uPVC window to the rear. Tiled flooring & pendant lighting. Glass door leading to patio area.

Conservatory
8'11 x 7'3 (2.72m x 2.21m)
leading from the lounge, tiled floor with spot lighting, French doors leading on to the garden.

Stairs & Landing
4'5 x 7'8 (1.35m x 2.34m)
Carpeted, neutral décor, uPVC window to the side, pendant lighting, stairs off leading to the lift room.

Bedroom One
8'7 x 14'2 (2.62m x 4.32m)
Carpeted, neutral décor, radiator, duel uPVC windows to the front, storage cupboard and pendant lighting.

Bedroom Two
10'5 x 10'1 (3.18m x 3.07m)
Carpeted, neutral décor with navy blue feature wall, radiator, duel uPVC windows to the rear and pendant lighting.

Bathroom
5'7 x 6'9 (1.70m x 2.06m)
Fully tiled bathroom with white 3 piece bathroom suite comprising, WC, pedestal wash basin, bath with mains rain shower over, shower screen and heated towel rail. uPVC window to the rear and spot lighting.

Loft Room
9'10 x 11'10 (3.00m x 3.61m)
Currently being used as a third bedroom, carpeted, Velux window, eaves storage, radiator.

External
Externally the property boasts a large drive way for multiple cars lawned gardens to the front and rear. To the rear a spacious patio area offers the perfect setting for outdoor entertaining complimented by a large bedding box ideal for a vegetable patch and storage shed.

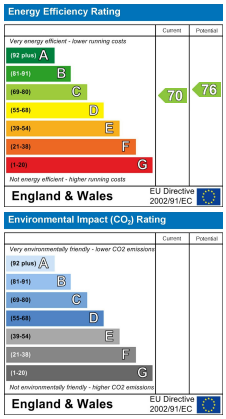
Tenure - Freehold
The property is listed as Freehold

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



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk