



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£195,000**

99 Wimbledon Road, Failsworth, Manchester, M35 9LF



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**\*\*CHAIN FREE\*\* \*\*TWO BEDROOMED SEMI DETACHED\*\* \*\*KITCHEN/DINER\*\* \*\*DRIVEWAY\*\***

McDermott & Co are pleased to bring to the market this two bedroomed semi detached nestled in a quiet area of Failsworth. Situated in close proximately local amenities, transport links and the M60 motorway. The property comprises of entrance porch, hallway, lounge, kitchen/diner, stairs to two bedrooms and family bathroom. Externally at the front of the property there is a blocked paved driveway and spilt level garden with paved area and lawned garden.

## Entrance Porch

7'2 x 3'2 (2.18m x 0.97m)  
White upvc, tiled flooring, wall light, neutral decor.

## Hallway

4'4 x 6'2 (1.32m x 1.88m)  
Carpeted, radiator, neutral decor, stairs off.

## Lounge

10'10 x 12'5 (3.30m x 3.78m)  
Front facing into bay window, carpeted, radiator, gas fire, neutral decor.

## Dining Area

Side facing, carpeted, radiator, under stairs storage cupboard, neutral decor.

## Kitchen/Diner

18'0 x 14'7 (5.49m x 4.45m)  
Rear facing, range of fitted wall and base units in Beech finish with complimentary white worktops. Inset sink and drainer with mixer taps over, free standing electric cooker with extractor hood over, fully tiled walls, free standing fridge freezer, washing machine, tiled flooring, radiator, neutral decor, door to rear garden.

## Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, landing with loft access.

## Bedroom One

10'11 x 12'5 (3.33m x 3.78m)  
Front facing into bay window, carpeted, radiator, tiled fire surround, neutral decor.

## Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)  
Front and rear facing, two windows, carpeted, radiator, neutral decor.

## Family Bathroom

6'1 x 6'9 (1.85m x 2.06m)  
Rear facing, three piece bathroom suite in white comprising vanity sink

and toilet, corner shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring,

## Externally

To the front of the property there is a blocked paved driveway and spilt level garden with paved area and lawned garden.

## Tenure

We have been advised by the vendors that the property is Freehold.

## 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

