



MCDERMOTT & CO
THE PROPERTY AGENTS



£400,000 Offers Over

16 Warwick Road, Failsworth, Manchester, M35 0QQ

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McDermott & Co are delighted to bring to the market 16 Warwick Road, Situated in the ever-popular heart of Failsworth. This attractive extended detached family home offers spacious and versatile accommodation, ideal for growing families seeking a well-located property with excellent potential.

The internal layout briefly comprises an inviting entrance hallway leading to a bright and spacious lounge, providing a comfortable living space. The fitted dining kitchen with ample wall and base units and space for dining, complete with patio doors leading directly out to the garden creating a practical and sociable hub of the home. Downstairs WC & laundry room.

To the first floor, there are three well-proportioned double bedrooms with the master offering an En-suite, along with a separate family bathroom.

Entrance Hallway

5'11" x 14'4" (1.81 x 4.37)
Entering the property to a welcome entrance hallway with wood flooring, radiator, doors leading to ground floor rooms and stairs off to first floor.

Lounge

10'4" x 18'8" (3.17 x 5.69)
Front facing lounge with wood flooring, radiator, feature log burner and double doors leading to dining kitchen.

Dining kitchen

16'9" x 14'2" (5.11 x 4.32)
Rear facing dining kitchen with a range of modern wall and base units with complementary worktops, integrated double oven, microwave and dishwasher, stainless steel inset sink and drainer, feature island with induction hobs and over head extractor fan, tiled flooring, radiator and spotlights. Patio doors give direct access to the private rear garden.

Laundry Room

7'6" x 11'8" (2.30 x 3.57)
Side facing laundry room with a range of modern wall and base units with under counter space for appliances, built in fridge and freezer, side door leading to garden and door leading to downstairs WC, laminate flooring and spotlights.

Downstairs WC

7'10" x 4'5" (2.39 x 1.36)
Rear facing downstairs WC comprising of low level WC and basin, with laminate flooring and radiator.

Lounge/Office

7'8" x 16'0" (2.36 x 4.88)
Front facing versatile room which would also suit home office / playroom currently being used as a second lounge / snug, carpeted with wall radiator.

Landing

7'8" x 10'4" (2.35 x 3.15)
Carpeted stairs and landing with doors leading to first floor rooms and door to stairs which lead to second floor loft room.

Bedroom 1

11'7" x 10'4" (3.54 x 3.17)
Front facing bedroom with built in sliding door wardrobes, carpeted floor with radiator with door leading to En-Suite.

En-suite

4'11" x 6'8" (1.51 x 2.05)
Fully tiled ensuite shower room, walk in shower with waterfall shower head and cabinet basin, spotlights.

Bedroom 2

7'11" x 17'11" (2.42 x 5.47)
Dual aspect bedroom, carpeted and radiator.

Bedroom 3

8'11" x 10'5" (2.74 x 3.20)
Rear facing bedroom, carpeted with radiator.

Family Bathroom

7'7" x 5'6" (2.33 x 1.68)
Rear facing family bathroom comprising of low level WC, basin and built in bath with over head shower, tiled flooring and half tiled walls with spotlights.

Loft Room

10'7" x 16'4" (3.24 x 4.98)
Found on the second floor is a well lit loft room currently being used as a bedroom, carpeted with large Velux windows, storage space in the eaves and wall radiator.

Externally

Double driveway and garden to the front. private rear garden is not overlooked and has lawned and patio areas and can also be accessed via the side gate from the front.

Tenure

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

