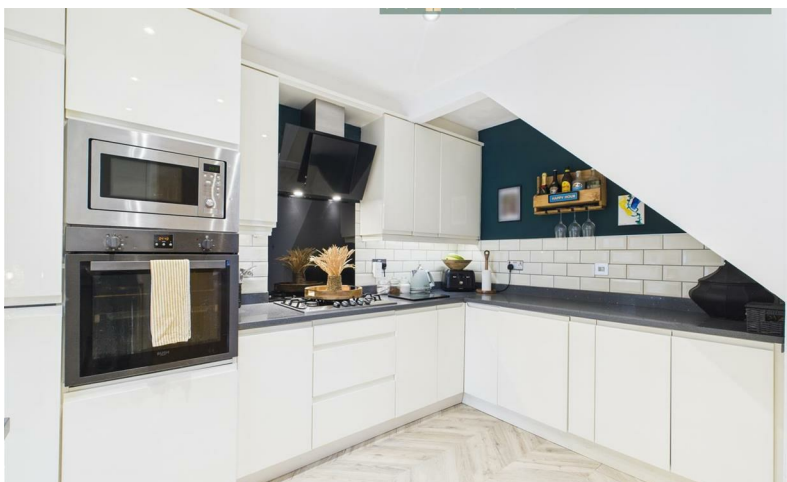




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£270,000**

4 Argyll Park Road, Failsworth, Manchester, M35 9NF



# 4 Argyll Park Road, Failsworth, Manchester, M35 9NF

**\*\*IDEAL FOR FIRST TIME BUYERS\*\* \*\*TWO BEDROOMED SEMI DETACHED\*\* \*\*MODERN KITCHEN AND FAMILY BATHROOM\*\*  
**\*\*DOWNSTAIRS WC\*\* \*\*DRIVEWAY\*\* \*\*CONSERVATORY\*\*****

McDermott & Co are pleased to bring to the market this two bedroomed semi detached property. Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance hall, lounge, downstairs wc, modern kitchen, dining area, conservatory, stairs, two double bedrooms and modern family bathroom. At the of front there is a block paved driveway and garden area and private rear garden with imprinted concrete area and raised decked area. The property is close to Daisy Nook Country Park and the desirable Woodhouses Village.

## Entrance Hall

6'0 x 4'10 (1.83m x 1.47m)  
Entrance hall, laminate flooring, spotlights, stairs off, door leading to lounge, downstairs wc and kitchen.

## Downstairs WC

5'4 x 2'8 (1.63m x 0.81m)  
Rear facing, two piece bathroom suite in white comprising sink over toilet, tiled splashback, radiator, spotlights. neutral decor.

## Lounge

10'10 x 14'11 (3.30m x 4.55m)  
Front facing into bay window, laminate flooring, log burner and hearth, spotlights, wooden shutter blinds, radiator, neutral decor.

## Kitchen

11'11 x 11'10 (3.63m x 3.61m)  
Rear facing, modern range of fitted wall and base units in Cream finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in electric oven and five burner gas hob with extractor hood over, tiled splashback, integrated microwave, integrated fridge freezer, integrated washer, integrated slimline dishwasher, laminate flooring, under unit lighting neutral decor, leading to dining area.

## Dining Area

7'1 x 9'4 (2.16m x 2.84m)  
Side facing, laminate flooring, spotlights, radiator wall lights, neutral decor, double doors into conservatory.

## Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, glass banister - landing, carpeted, radiator, neutral decor, loft access.

## Bedroom One

11'3 x 14'10 (3.43m x 4.52m)  
Front facing, two windows, carpeted, radiator, built in wardrobes, built in dressing table, wooden shutters blinds, neutral decor.

## Bedroom Two

8'9 x 8'3 (2.67m x 2.51m)  
Rear facing, carpeted, radiator, storage cupboard, neutral decor.

## Family Bathroom

5'8 x 6'5 (1.73m x 1.96m)  
Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, radiator, fully tiled walls, tiled flooring, spotlights.

## Conservatory

12'6 x 9'10 (3.81m x 3.00m)  
White upvc, laminate flooring, two radiators, double doors leading to rear garden.

## Externally

To the front there is a block paved driveway and garden area and private rear garden with imprinted concrete area and raised decked area.

## Tenure

We have been advised by the vendors that the property is Leasehold of 999 years from 14th of September 1959 with Ground Rent of £6.00 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

