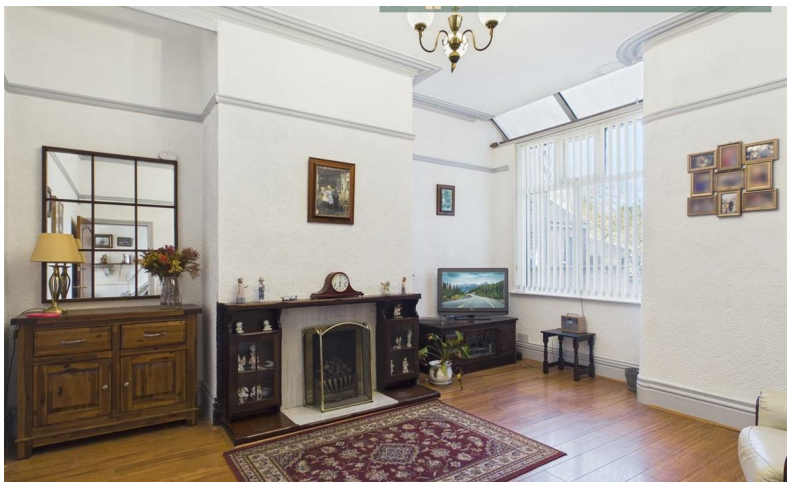




MCDERMOTT & CO
THE PROPERTY AGENTS



£199,000

657 Oldham Road, Failsworth, Manchester, M35 9AS

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Offered with chain free vacant possession, McDermott & Co are pleased to bring to the market this spacious two bedroom end-terrace situated in a convenient location on Oldham Road, Failsworth. Presenting an excellent opportunity for both Buy to Let investors and first-time buyers.

Vestibule entrance leads to, hallway, lounge, 2nd reception/dining room & separate kitchen which has direct access to the rear enclosed yard. Stairs lead off the hallway to the first floor where there are two double bedrooms and a separate four piece bathroom.

The property is chain-free, allowing for a smooth and efficient purchasing process, particularly appealing for those looking to move quickly.

With its prime location, this house offers easy access to local amenities and transport links, making it an ideal choice for those seeking convenience and community. Whether you are looking to invest or make your first step onto the property ladder.

Entrance Vestibule

4'1 x 3'7 (1.24m x 1.09m)

Entrance vestibule, laminate flooring, neutral decor.

Hallway

11'5 x 3'7 (3.48m x 1.09m)

Laminate flooring, radiator, neutral decor, doors leading into lounge and 2nd reception/dining room, stairs off.

Lounge

12'5 x 12'11 (3.78m x 3.94m)

Front facing, carpeted, radiator, neutral decor fireplace with surround and hearth.

2nd Reception/Dining

13'9 x 13'6 (4.19m x 4.11m)

Rear facing, laminate flooring, radiator, neutral decor, fireplace with surround and hearth.

Kitchen

10'10 x 9'5 (3.30m x 2.87m)

Rear facing, Range of fitted wall and base units in beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in double electric oven and gas hob with extractor hood over, tiled splashback, plumbing for washer, vinyl flooring, neutral decor, understairs storage, door leading to rear yard.

Stairs and Landing

Stairs leading to all first floor rooms, neutral decor, window at the top of the stairs - landing, carpeted, radiator, neutral decor, loft access.

Bedroom One

12'5 x 16'11 (3.78m x 5.16m)

Front facing, two windows, carpeted, radiator, cast iron fireplace, neutral decor.

Bedroom Two

11'10 x 10'3 (3.61m x 3.12m)

Rear facing, carpeted, radiator, built in wardrobes, cast iron fireplace, neutral decor.

Bathroom

10'11 x 9'5 (3.33m x 2.87m)

Rear facing, four piece bathroom suite comprising bath, sink, toilet & walk in shower enclosure, radiator, partly tiled walls, vinyl flooring, spotlights, neutral decor.

External

At the front there is a small concrete garden and to the rear a private yard with flagged and concrete areas. Gate to side gives access to enclosed gated alleyway.

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

