MCDERMOTT & CO

THE PROPERTY AGENTS





# £240,000 Offers Over

98 Westminster Road, Failsworth, Manchester, M35 9HW

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Nestled on Westminster Road in the charming area of Failsworth, this semi-detached presents a wonderful opportunity for families seeking a spacious home with great potential.

Upon entering, you are welcomed by a hallway that leads to a comfortable front facing lounge, ideal for relaxing evenings. The dining room at the rear offers a lovely space for family meals and gatherings, while the long galley kitchen is functional and provides access to a convenient downstairs WC. The first floor features three well-sized bedrooms, ensuring ample space for family members or guests, along with a family bathroom that caters to everyday needs.

Externally, the property benefits from a large lawned area, which, while in need of some upkeep, offers great potential for outdoor enjoyment and landscaping. Additionally, the garage and driveway provide parking for up to three vehicles, a valuable asset in this bustling area.

### Hallway
4'9 x 5'1 (1.45m x 1.55m)
Neutral decor, radiator, stairs leading to first floor, pendant lighting.

### Lounge
15'11 x 11'1 (4.85m x 3.38m)
Leading from the hallway, neutral décor, feature gas fire, bay front uPVC window & pendant lighting.

### Dining Room
12'7 x 8'2 (3.84m x 2.49m)
Neutral décor, carpeted, pendant lighting, radiator, window to the rear and access to the kitchen. Door to under stair storage.

### Kitchen
5'11 x 11'0 (1.80m x 3.35m)
Fully tiled kitchen with a range of wall and base units, space for cooker, washing machine, & under counter fridge. Vinyl flooring, and pend ant lighting, window and door to the rear.

### WC
2'8 x 5'2 (0.81m x 1.57m)
Neutral décor WC, window, pendant lighting.

### Stairs & Landing
6'0 x 8'8 (1.83m x 2.64m)
Neutral décor, Double hand rail, carped, access to loft

### Bedroom One
9'7 x 11'3 (2.92m x 3.43m)
To the Front of the property, neutral décor, carpets, radiator, window, storage cupboard, pendant lighting.

### Bedroom Two
10'10 x 8'5 (3.30m x 2.57m)
To the rear of the property, neutral décor, carpets, radiator, window, storage cupboard, pendant lighting.

### Bedroom Three
6'0 x 8'2 (1.83m x 2.49m)
To the front of the property, neutral décor, carpets, radiator, window, storage cupboard, pendant lighting.

### Bathroom
4'8 x 5'2 (1.42m x 1.57m)
Fully tiled shower room. window, electric shower and cubicle, pedestal wash basin.

### Garage
To the rear with up double doors, perfect for additional storage.

### External
The property boast a large driveway for multiple cars, front garden area and rear patio with lawned garden.

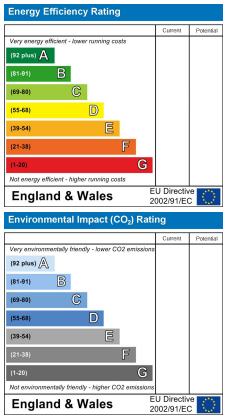
### Tenure - Freehold
The property is listed as Freehold

### 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