MCDERMOTT & CO

THE PROPERTY AGENTS





£175,000

110 Old Road, Failsworth, Manchester, M35 0AH

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McDermott & Co are proud to present this beautifully presented two-bedroom end-terrace home, occupying a convenient position on Old Road, Failsworth. Ideal for first-time buyers, professionals and investors alike, the property combines modern presentation with spacious accommodation and is ready to move straight into.

The accommodation briefly comprises an entrance vestibule, spacious lounge and a modern fitted kitchen with dining space and direct access to the rear courtyard via patio doors. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom, all benefiting from an abundance of natural light.

A particular feature of the property is the modern finish throughout, including contemporary flooring, neutral décor and a stylish fitted kitchen, creating a home ideally suited to modern-day living. Both bedrooms are generously sized, with the principal bedroom benefiting from fitted wardrobes providing excellent storage.

Lounge
A bright and well-presented lounge featuring wood-effect flooring, a ceiling light fitting and a front-facing window allowing plenty of natural light. Offering ample space for a range of lounge furniture, the room provides a comfortable setting for both everyday living and entertaining.

Kitchen
A modern fitted kitchen comprising a range of contemporary wall and base units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood above, together with space for additional appliances.

Benefiting from wood-effect flooring, recessed spot lighting and a rear-facing window allowing plenty of natural light, the kitchen offers ample storage and workspace for everyday living. The generous proportions provide space for a small dining table and chairs, whilst a uPVC door provides direct access to the rear courtyard garden.

A staircase rises to the first-floor accommodation, creating a practical and functional layout. Bright and modern throughout, the kitchen forms the heart of the home and is ideally suited to everyday living.

Stairs & Landing
A staircase with fitted carpeting rises from the kitchen to the first-floor landing, featuring painted balustrading and handrails. Benefiting from fitted carpeting and neutral décor throughout, the landing provides access to all first-floor accommodation.

Bright and practical throughout, the landing creates a central connection between the bedrooms and bathroom, complementing the accommodation on offer.

Bedroom One
A spacious double bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from wood-effect flooring, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes, providing excellent built-in storage. Bright and well proportioned throughout, this attractive bedroom is ideally suited as the principal bedroom.

Bedroom Two
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

Bright and well proportioned throughout, this comfortable bedroom is ideal for family members or guests and enjoys a pleasant outlook to the rear.

Bathroom
A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wall-mounted wash hand basin with vanity storage beneath and a low-level WC. Complemented by part-tiled walls, wood-effect flooring, recessed spot lighting and a frosted window providing natural light and ventilation.

Finished in a contemporary style throughout, this bright and practical bathroom serves the first-floor accommodation and offers a clean, modern finish.

External
To the front, the property occupies an attractive end-terrace position with direct pavement access and a low-maintenance frontage, showcasing a traditional red-brick façade that enhances the property's kerb appeal.

To the rear, the property benefits from a private enclosed courtyard garden, predominantly paved for ease of maintenance and providing an ideal space for outdoor seating and entertaining.

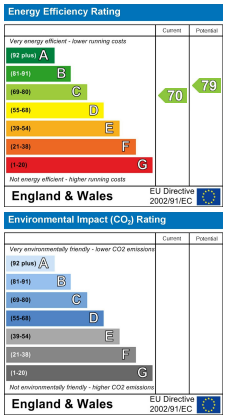
Tenure - Freehold
The property is listed as Freehold

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



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