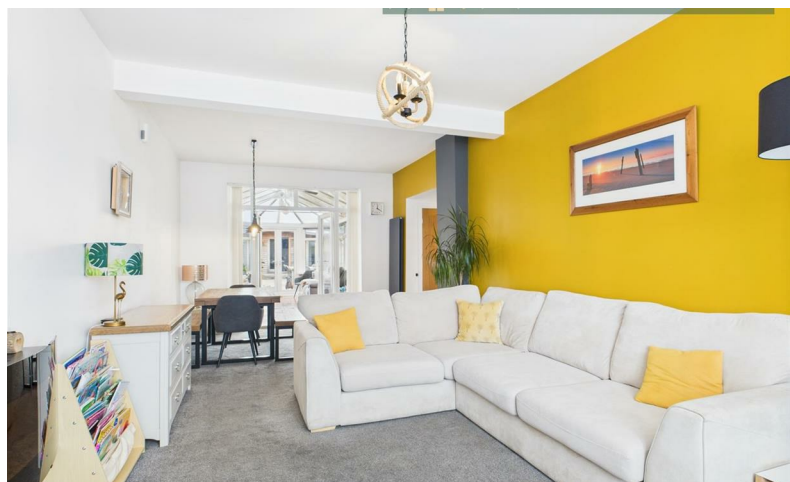
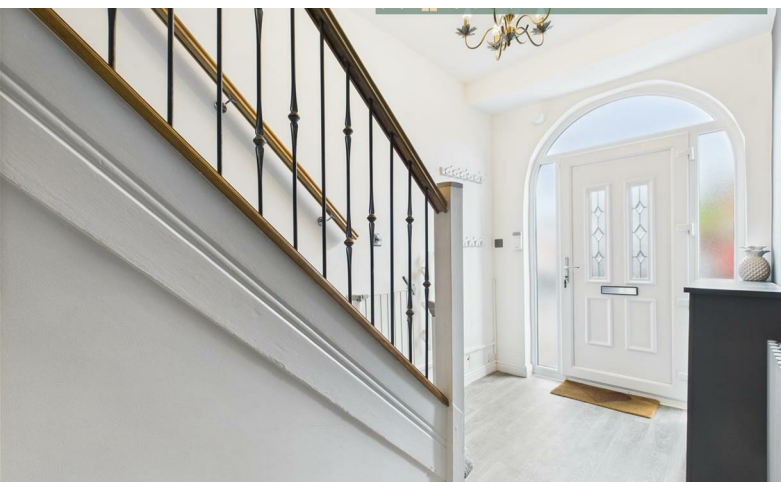




MCDERMOTT & CO
THE PROPERTY AGENTS



£369,950

2 Newton Road, Failsworth, Manchester, M35 0PH

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A largely extended and spacious 3/ 4 bedroom semi detached situated in a highly sought after location. McDermott & Co and delighted to offer to the market this well presented family home, with a highly versatile and adaptable layout comprising of entrance hallway with stairs off to first floor, open plan lounge/ dining / kitchen, 2nd reception room with downstairs WC, currently used as a treatment room with own external access which could easily be adapted to provide a further bedroom, large conservatory with direct access to rear garden. To the first floor are three bedroom two of which are doubles, family bathroom and stairs leading off to loft which could be used as a further bedroom / home office. Benefitting from modernised interior throughout, upvc double glazing and gas central heating, Planning permission has previously been granted but has now expired for a double extension to the rear . Imprinted concrete double driveway with gating to the front with electric car charging point. A good size private rear garden complete with summer house which has its own kitchen area and separate WC making it the perfect space for entertaining. The garden is paved with a artificial grass area, shed & bar. Viewing essential to fully appreciate the size and all this home has to offer.

Entrance Hallway

6'5 x 14'5 (1.96m x 4.39m)
Entrance hallway, laminate flooring, radiator, under stairs storage, stairs off.

Lounge

11'3 x 23'1 (3.43m x 7.04m)
Front facing into bay window and rear facing, carpeted, radiator, leading to dining area.

Dining Area

Rear facing, carpeted, radiator, leading into conservatory.

Kitchen

16'2 x 8'6 (4.93m x 2.59m)
Rear facing, on two levels range of fitted wall and base units in black gloss finish with complimentary white worktops. Inset sink and drainer with mixer taps over, free standing gas rang cooker with extractor hood over, tiled splashback, free standing fridge freezer, integrated dishwasher, integrated washer, spotlights, neutral decor, vinyl flooring, door to storage cupboard, door leading into 2nd reception/treatment room.

2nd Reception/Treatment Room

8'8 x 14'0 (2.64m x 4.27m)
Front facing, tiled flooring, radiator, neutral decor, leading into downstairs wc.

Downstairs WC

2'3 x 5'8 (0.69m x 1.73m)
Two piece bathroom suite in white comprising corner sink and toilet, tiled flooring, spotlights, neutral decor.

Stairs and Landing

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

Bedroom One

8'11 x 14'1 (2.72m x 4.29m)
Front facing into bay window, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Two

10'9 x 11'1 (3.28m x 3.38m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

6'11 x 8'3 (2.11m x 2.51m)
Front facing, carpeted, radiator.

Family Bathroom

7'0 x 7'5 (2.13m x 2.26m)
Side facing, two windows, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, two heated chrome towel rail, partly tiled walls and floor, titled walls, spotlights.

Stairs to Loft Room

Carpeted, neutral decor.

Loft Room

12'2 x 15'9 (3.71m x 4.80m)
Carpeted, velux window, spotlights, neutral decor, storage cupboards.

Conservatory

9'11 x19'9 (3.02m x6.02m)
White upvc, tiled flooring, two electric wall heaters, neutral decor.

Summer House

18'11 x 13'5 (5.77m x 4.09m)
Wooden structure, sound proof, electrics, laminate flooring, spotlights, , storage cupboard, neutral decor, two electric wall heaters

Utility Area - Soft Grey base units, grey top, sink

WC- laminate flooring, spotlights, neutral decor.

Externally

At the front of the property there is a imprinted concrete driveway for two cars with double gates and electric car charging point. A private rear garden with paved area and border garden, artificial grassed area, shed, bar and summer house.

Tenure

We have been advised that the property is 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

