



MCDERMOTT & CO
THE PROPERTY AGENTS



£234,995

17 Brompton Avenue, Failsworth, Manchester, M35 9LL

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****REDUCED** **CUL-DE-SAC** **SEMI-DETACHED** **OPEN PLAN LOUNGE/DINER** **DRIVEWAY****

McDermott & Co are pleased to bring to the market this three bedroomed semi-detached home nestled in a quiet cul-de-sac in the popular Failsworth area conveniently located to all surrounding schools, amenities and public transport links accessed via Roman Road and Ashton Road East. The property benefits from upvc double glazing and gas central heating and briefly comprises of entrance porch, hall, spacious lounge which opens into a dining area, kitchen, to the first floor: three bedrooms and family bathroom. Externally presents a front driveway with side access through to a private rear garden with lawned area. In 5 minute drive to Hollinwood Tram Stop for links between Manchester and Oldham with close by access to M60 routes. Viewings recommended.

Entrance Porch

Tiled flooring.

Hallway

5'6 x 3'6 (1.68m x 1.07m)
Laminate flooring, radiator, partly wood panelling, neutral decor, leading to lounge and stairs off.

Lounge/Diner

23'6 x 11'2 (7.16m x 3.40m)
Front facing into bay window, laminate flooring, two radiators, gas fire with surround and hearth, neutral decor, door leading into kitchen, patio doors leading to rear garden.

Kitchen

9'10 x 11'8 (3.00m x 3.56m)
Front and rear facing, two windows, range of fitted wall and base units in white finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, tiled splashback, laminate flooring, under the stairs storage cupboard, neutral decor.

Stairs

Stairs leading to all first floor rooms, carpeted, partly wood panelling, neutral decor

Bedroom One

12'8 x 10'11 (3.86m x 3.33m)
front facing into bay window, laminate flooring, partly panelled walls, radiator, walk in wardrobe, built in storage in chimney breast, neutral decor.

Bedroom Two

10'9 x 7'11 (3.28m x 2.41m)
Rear facing, laminate flooring, radiator, neutral decor.

Bedroom Three

10'0 x 6'2 (3.05m x 1.88m)
Front and rear facing, two windows, radiator, neutral decor.

Family Bathroom

6'1 x 5'11 (1.85m x 1.80m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring.

Externally

At the front of the property there is a concrete driveway and paved path with a small garden and at the rear a private garden with lawned area.

Tenure

We have been advised by the vendors 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

