



MCDERMOTT & CO

THE PROPERTY AGENTS



£324,995

46 Alder Road, Failsworth, Manchester, M35 0GJ

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****CHAIN FREE** **CORNER PLOT** **FOUR BEDROOMS** **TWO FULL BATHROOMS** **CONSERVATORY** **IDEAL FOR FAMILIES** **GARAGE** **DRIVEWAY****

McDermott & Co are proud to present this corner plot four bedroomed semi-detached property on the popular Alder Road in Failsworth. Proving to be a sought after location for home movers this property is warmed by gas central heating and benefits from upvc double glazing, briefly comprises of entrance porch, hallway, spacious lounge, dining room, kitchen, conservatory, three double bedrooms and one smaller bedroom, shower room and family bathroom. Externally situated on a corner plot has a driveway at the front of the property and an integral garage. To the rear garden a mature garden with grassed area and paved area with pond. In close proximity to local primary and secondary schools, bus routes accessible via Alder Road to major bus routes and nearby amenities and supermarkets. 5 minute drive to Failsworth Tram stop for links to and from Manchester City Centre. Viewings highly recommended to appreciate the full potential of this property.

Porch

4'9 x 6'3 (1.45m x 1.91m)

White upvc, laminate flooring, wall lights, neutral decor.

Hallway

8'9 x 5'11 (2.67m x 1.80m)

Carpeted, radiator, neutral decor, window into lounge, stairs off, door into lounge.

Lounge

18'0 x 10'0 (5.49m x 3.05m)

Front facing into bay window, carpeted, two radiators, electric fire, spotlights, neutral decor.

Dining Room

8'7 x 16'10 (2.62m x 5.13m)

Rear facing, neutral decor, door to kitchen, patio doors to conservatory.

Kitchen

11'9 x 7'8 (3.58m x 2.34m)

Rear facing, range of fitted wall and base units Cream finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas with extractor hood over, tiled splashback, integrated fridge, integrated freezer, integrated dishwasher, laminate flooring, neutral decor, door in garage.

Conservatory

8'10 x 16'5 (2.69m x 5.00m)

Rear and side facing, white UPVC, wall lights, laminate flooring, neutral decor, doors leading to rear garden.

Garage

15'3 x 8'2 (4.65m x 2.49m)

Electrics, door to side and garage door to front.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor, landing carpeted, storage cupboard, neutral decor, loft access.

Bedroom One

12'5 x 10'3 (3.78m x 3.12m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Two

10'4 x 9'1 (3.15m x 2.77m)

Rear facing, radiator, neutral decor.

Bedroom Three

13'1 x 7'7 (3.99m x 2.31m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Four

7'1 x 6'6 (2.16m x 1.98m)

Front facing, carpeted, radiator, neutral decor.

Shower Room

5'8 x 7'8 (1.73m x 2.34m)

Rear facing, three piece bathroom suite in white comprising vanity sink, toilet, walk in shower enclosure, heated chrome towel rail, spotlights, vinyl flooring, partly panelled walls, neutral decor.

Family Bathroom

8'6 x 7'8 (2.59m x 2.34m)

Rear three piece bathroom suite in white comprising sink and toilet, corner jacuzzi bath, heated chrome towel rail, spotlights, vinyl flooring, neutral decor.

Externally

To the front there is a paved driveway and an integral garage. To the rear garden a mature garden with grassed area and paved area with pond.

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

