



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£265,000**

10 Birch Avenue, Failsworth, Manchester, M35 0SF

# 10 Birch Avenue, Failsworth, Manchester, M35 0SF

**\*\*CHAIN FREE\*\* \*\*REDUCED\*\* \*\*FULLY RENOVATED\*\* \*\*PARKING BAY\*\* \*\*EXCELLENT FAMILY ACCOMMODATION\*\* \*\*VERY POPULAR CONVENIENT LOCATION\*\***

Mcdermott & Co., offer to the market this three bedroom semi detached house which has been modernised throughout and offers good sized family accommodation. Situated very convenient for local shops, bus routes and access to Manchester City Centre the property briefly comprises of: Entrance hall with stairs to first floor, lounge with bay window, fitted diner kitchen with french doors to rear garden, to the first floor are two double bedrooms both with built in robes and single third bedroom, modern family bathroom. Externally the property is garden fronted with shared drive to a private bay area, easy to maintain rear garden with area ideal to place a shed. VIEWINGS HIGHLY RECOMMENDED FOR THIS READY TO MOVE INTO PROPERTY.

## Hallway

14'2 x 5'10 (4.32m x 1.78m)  
Hallway giving access to all downstairs rooms, understairs storage and stairs to the first floor, neutral decor with grey lvt flooring and complimentary grey carpet to the stairs, radiator.

## Lounge

16'1 x 10'4 (4.90m x 3.15m)  
Good sized family room with neutral decor, grey lvt flooring, radiator, upvc double glazed bay window to front, electric fire on the wall.

## Kitchen/Diner

8'5 x 16'7 (2.57m x 5.05m)  
Range of soft grey wall and base units with white splash back tiling, stainless steel sink, ceramic hob, electric oven and overhead extractor, grey lvt flooring, upvc french doors to rear garden with upvc double glazed windows to either side, further upvc double glazed window, plumbed for washer, space for fridge/freezer, neutral decor, radiator.

## Stairs and Landing

Neutral decor, window to head of stairs, grey carpet, pull down loft hatch with ladder, storage cupboard.

## Bedroom One

10'4 x 10'2 (3.15m x 3.10m)  
Neutral decor, upvc double glazed window to front, built in wardrobe/storage cupboard, grey carpet, radiator.

## Bedroom Two

10'3 x 9'1 (3.12m x 2.77m)  
Rear facing upvc double glazed window, neutral decor, built in wardrobe/storage cupboard, grey carpet, radiator.

## Bedroom Three

6'11 x 6'4 (2.11m x 1.93m)  
Front facing upvc double glazed window, neutral decor, grey carpet, radiator.

## Bathroom

5'5 x 7'8 (1.65m x 2.34m)  
With three piece white bathroom suite, glass shower screen and thermostatic shower over the bath, partly tiled in white with white plastered walls, grey laminate flooring, two upvc double glazed windows, radiator.

## Externally

To the front is a lawned garden area with shrub borders, shared driveway with double wrought iron gates, private parking bay to the rear, fenced garden with lawn, borders, patio area and space ideal for a shed.

## 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

