MCDERMOTT & CO

THE PROPERTY AGENTS

£290,000

67 Alan Avenue, Failsworth, Manchester, M35 0PT

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McDermott & Co are proud to present this beautifully maintained two-bedroom semi-detached bungalow, occupying a desirable position on the ever-popular Alan Avenue in Failsworth.

Offering well-proportioned accommodation throughout, this attractive home is ideal for downsizers, first-time buyers and those seeking the convenience of single-storey living. Beautifully presented and ready to move straight into, the property combines comfort, practicality and a highly convenient location.

Briefly comprising a welcoming entrance hallway, spacious lounge, modern fitted kitchen, conservatory overlooking the rear garden, two well-proportioned bedrooms and a contemporary family bathroom. Flooded with natural light throughout, the property benefits from tasteful décor and a warm, inviting atmosphere.

Hallway
9'10 x 6'0 (3.00m x 1.83m)
A welcoming entrance hallway, beautifully presented and flooded with natural light from the glazed front door. Benefiting from wood-effect flooring, a radiator and wall lighting, the space provides access to the principal accommodation and creates an excellent first impression of the home.

Finished in neutral tones throughout, the hallway offers a bright and practical entrance with ample space for furniture and everyday storage.

Lounge
10'10 x 14'1 (3.30m x 4.29m)
A spacious and beautifully presented lounge, offering an excellent space for relaxing and entertaining. Flooded with natural light, the room benefits from fitted carpeting, radiators, wall lighting and neutral décor throughout, creating a warm and welcoming atmosphere.

The generous proportions provide ample space for a range of seating arrangements, whilst the room opens seamlessly into the conservatory, enhancing the sense of space and allowing views over the rear garden.

Kitchen
11'1 x 8'5 7'7 x 9'0 (3.38m x 2.57m 2.31m x 2.74m)
A beautifully presented fitted kitchen offering a comprehensive range of shaker-style wall and base units, complemented by wood-effect work surfaces and metro-style tiled splashbacks. A large bay-style window overlooking the rear garden floods the room with natural light, creating a bright and welcoming atmosphere.

The kitchen benefits from a range-style cooker with extractor canopy above, inset sink unit with mixer tap, integrated dishwasher and ample cupboard and worktop space. Finished with tiled flooring, pendant lighting and contemporary décor throughout, the room combines practicality with modern styling.

To the rear of the kitchen is a useful additional area providing further storage, worktop space and room for laundry appliances. French doors provide direct access to the rear garden, whilst a separate external door offers convenient access to the side of the property.

A bright and spacious kitchen, perfectly suited to modern living and everyday family life.

Conservatory
9'9 x 9'5 (2.97m x 2.87m)
A bright and spacious conservatory overlooking the rear garden, providing an excellent additional reception area. Flooded with natural light from the glazed surround and benefitting from tiled flooring, a radiator and French doors leading directly onto the patio and garden.

Offering ample space for seating and dining furniture, this versatile room can be enjoyed throughout the year and provides the perfect space for relaxing, entertaining or enjoying views over the garden.

Bedroom One
11'11 x 9'6 (3.63m x 2.90m)
A well-presented double bedroom benefiting from fitted carpeting, a radiator and ceiling light fitting. The room features a range of fitted wardrobes providing excellent storage and is finished in neutral décor throughout.

A bright and comfortable bedroom, ideal for modern living.

Bedroom Two
10'4 x 8'10 (3.15m x 2.69m)
A well-presented double bedroom benefiting from windows to the front and side elevations, allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and ceiling light fitting, creating a bright and comfortable atmosphere.

Offering ample space for a double bed and bedroom furniture, the room is finished in neutral décor and provides comfortable accommodation ideal for modern living.

Bathroom
7'2 x 6'2 (2.18m x 1.88m)
A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

The room benefits from attractive tiled walls with decorative mosaic border, patterned vinyl flooring, ceiling lighting and a frosted window providing natural light and ventilation. Beautifully maintained throughout, the bathroom offers a bright and practical space perfectly suited to everyday family living.

External
To the front, the property benefits from a driveway providing off-road parking, a garage and a well-maintained forecourt garden enclosed by brick walling.

To the rear is a private garden featuring a paved patio seating area and a generous lawn, bordered by mature plants, shrubs and fencing. The garden also benefits from a timber shed and provides an ideal space for relaxing, entertaining and family enjoyment.

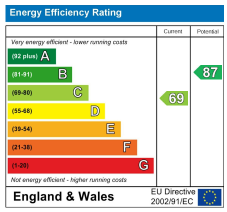
Tenure - Freehold
The property is listed as Freehold

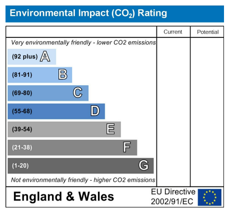
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're 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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