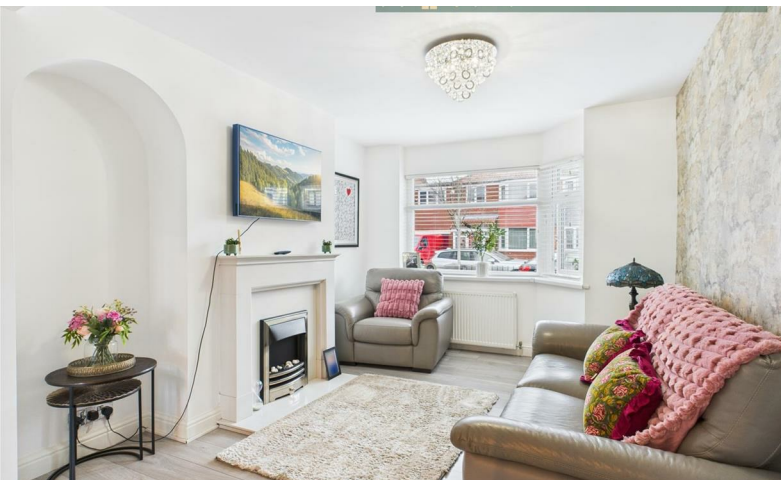




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£350,000**

24 Alexander Avenue, Failsworth, Manchester, M35 9JX



# 24 Alexander Avenue, Failsworth, Manchester, M35 9JX

McDermott & Co are delighted to bring to the sales market this three bedroomed extended semi detached with option for fourth bedroom downstairs.

Located in the heart of Failsworth & offered with no vendor chain and further benefitting from upvc double glazing & gas central heating throughout.

This modernised and well presented home has undergone a garage conversion providing an additional versatile ground floor room currently used as a bedroom.

Internally comprising of entrance porch, hallway, lounge, 2nd reception/dining, modern kitchen/diner with integrated appliances, utility room and downstairs wc.

## Entrance Porch

5'10 x 2'2 (1.78m x 0.66m)  
Laminate flooring, neutral decor, leading into hallway.

## Hallway

5'9 x 12'11 (1.75m x 3.94m)  
Laminate flooring, storage cupboard, radiator, neutral decor, understairs storage cupboard, stairs off.

## Lounge

9'5 x 16'2 (2.87m x 4.93m)  
Front facing into bay window, laminate flooring, radiator, electric fire with surround and hearth, neutral decor, double doors leading to 2nd reception/dining.

## 2nd Reception/Dining

Rear facing, laminate flooring, radiator, neutral decor, spotlights, two velux windows, patio doors leading to rear garden.

## 3rd Reception/Bedroom Four

10'2 x 11'7 (3.10m x 3.53m)  
Front facing, carpeted, radiator, fitted wardrobes and cupboards, neutral decor.

## Kitchen/Diner

21'2 x 16'3 (6.45m x 4.95m)  
Rear facing, range of fitted wall and base units in soft grey gloss finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in electric oven and grill, integrated gas hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated dishwasher, tiled flooring, spotlights, neutral decor, overlap for breakfast bar seating, double doors leading to rear garden.

## Utility Room

3'7 x 4'1 (1.09m x 1.24m)  
Three piece bathroom suite in white comprising fully tiled walls, laminate flooring, free standing machine machine, spotlights.

## Downstairs WC

3'7 x 4'1 (1.09m x 1.24m)  
Two piece bathroom suite in white comprising sink and toilet, fully tiled walls, laminate flooring, spotlights.

## Stairs and Landing

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

## Bedroom One

9'11 x 12'11 (3.02m x 3.94m)  
Front facing into bay window, laminate flooring, radiator, fitted wardrobes, neutral decor.

## Bedroom Two

10'1 x 12'3 (3.07m x 3.73m)  
Rear facing into bay window, carpeted, radiator, neutral decor.

## Bedroom Three

6'6 x 7'9 (1.98m x 2.36m)  
Front facing, carpeted, radiator, neutral decor, fitted be, wardrobes and cupboards.

## Family Bathroom

6'6 x 6'1 (1.98m x 1.85m)  
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, glass shower screen, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

## External

To the front of the property there is a paved driveway and a decked rear garden.

## Tenure

The property is Leasehold with a 999 year lease from 30/12/1946 subject to an annual ground rent of £5.

## 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

