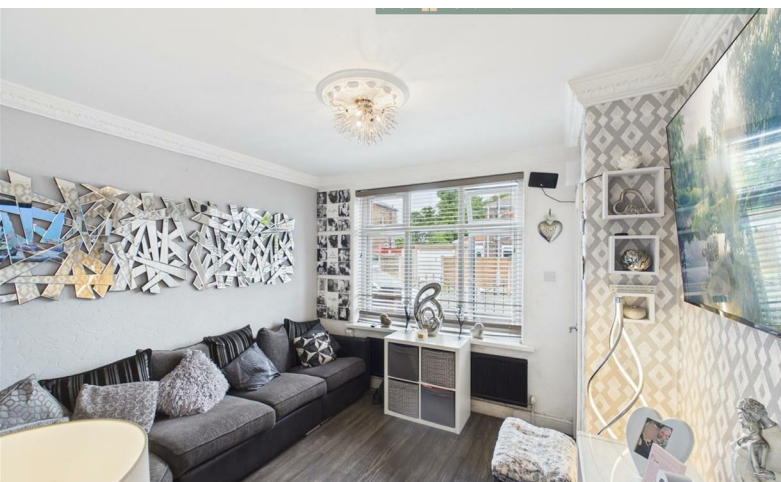




MCDERMOTT & CO
THE PROPERTY AGENTS



£225,000

24 Dunkerley Avenue, Failsworth, Manchester, M35 0ET

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McDermott & Co are proud to present this well-presented three-bedroom semi-detached home, ideally situated on Dunkerley Avenue in Failsworth, offering a fantastic blend of space, comfort, and versatility.

The property benefits from a spacious lounge, along with a bright kitchen open through to the conservatory, providing flexible living space ideal for both relaxing and entertaining, while maintaining a warm and welcoming feel throughout.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation suited to a range of buyers including families, first-time purchasers, and those looking for additional space.

Hallway

3'4 x 4'1 (1.02m x 1.24m)

A bright and well-presented hallway, featuring a carpeted staircase and wall panelling.

Finished with ceiling lighting and a radiator, creating a simple and practical entrance space.

Lounge

11'0 x 11'2 (3.35m x 3.40m)

A bright and well-presented lounge, featuring a large window allowing plenty of natural light.

Finished with modern décor, wood-effect flooring, a central ceiling light, and a wall-mounted radiator, the room offers a comfortable and inviting living space with an open archway to the kitchen.

Kitchen

9'3 x 14'2 (2.82m x 4.32m)

A spacious and well-presented kitchen, fitted with modern wall and base units with contrasting work surfaces and tiled splashbacks.

The kitchen includes a built-in oven, gas hob, and extractor hood, along with space for additional appliances. A stainless steel sink is positioned beneath a window, providing natural light and a pleasant outlook.

Finished with vinyl flooring and ceiling lighting, this is a practical and functional space with an opening through to the conservatory.

Conservatory

8'2 x 10'6 (2.49m x 3.20m)

A bright and well-presented conservatory, offering a versatile additional living space overlooking the rear garden. The room is surrounded by double-glazed windows with fitted vertical blinds, allowing for plenty of natural light while maintaining privacy.

Finished with tiled flooring and a glazed door providing direct access to the garden, this is a practical and flexible room, ideal for use as a dining area, sitting room, or play space.

Stairs & Landing

6'5 x 3'3 (1.96m x 0.99m)

A modern and well-presented staircase and landing, featuring striped décor and a carpeted staircase with dark handrail.

Finished with ceiling spotlights and a window for natural light, with access to the loft room.

Bedroom One

11'1 x 8'3 (3.38m x 2.51m)

A bright and well-presented main bedroom, featuring a large window allowing plenty of natural light.

The room includes fitted wardrobes for storage, along with wood-effect flooring, ceiling light with fan, and a radiator, creating a comfortable and practical space.

Bedroom Two

9'2 x 8'0 (2.79m x 2.44m)

A bright and well-presented second bedroom, featuring a large window with fitted blinds allowing plenty of natural light.

Finished with neutral décor, a ceiling light with fan, and a radiator, this is a comfortable and practical bedroom.

Bedroom Three

8'1 x 5'8 (2.46m x 1.73m)

A bright and cosy third bedroom, featuring a window for natural light.

Finished with carpeted flooring, a wall-mounted radiator, and a ceiling light, this is a practical and versatile space.

Shower Room

5'7 x 5'7 (1.70m x 1.70m)

A modern and well-presented shower room, featuring a walk-in shower with black-framed glass enclosure and rainfall shower, creating a stylish focal point.

The space includes a vanity unit with wash basin and low-level WC, complemented by contemporary wall tiling in a herringbone pattern.

Additional features include a heated towel rail, illuminated mirror, and window for natural light, making this a bright and practical space ideal for everyday use.

Loft Room

10'0 x 8'9 (3.05m x 2.67m)

A bright and versatile loft room, offering a useful additional space ideal for storage.

The room features a Velux-style roof window, allowing for natural light, along with fitted storage within the eaves, maximising practicality.

Finished in neutral tones, this is a functional and adaptable space.

External

A well-presented end-terrace home offering stylish and practical living. The property features a modernised front with a low-maintenance garden and attractive boundary wall.

Inside and to the rear, the home benefits from a private, low-maintenance garden designed for entertaining, including a covered seating area and bespoke outdoor bar with lighting. The space is fully enclosed with artificial grass, making it ideal for socialising all year round.

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

The figure displays two energy performance charts for a property in England & Wales, governed by EU Directive 2002/91/EC. The top chart is the Energy Efficiency Rating (EER), which assesses energy efficiency based on running costs. The bottom chart is the Environmental Impact (CO2) Rating, which assesses the property's carbon footprint. Both charts use a color-coded scale from A (green, most efficient) to G (red, least efficient). The EER chart shows a current rating of 72 and a potential rating of 78, both in the 'B' band. The CO2 chart shows a current rating of 72 and a potential rating of 78, both in the 'B' band. The charts also include a legend for 'Very energy efficient - lower running costs' (A, B) and 'Not energy efficient - higher running costs' (G).

Rating	Current	Potential
Very energy efficient - lower running costs		
A		
B	72	78
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
A		
B	72	78
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

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