



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£285,000**

5 Devon Road, Failsworth, Manchester, M35 0NR

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McDermott & Co are delighted to bring to the market this chain free, three double bedroom extended property. Offering good potential and situated in the sought after area of Failsworth. Within close proximity to local shops, schools and transport links.

The Freehold property benefits from gas central heating and upvc double glazing has been well maintained but is in need of some updating. Internally comprising of entrance hallway with storage cupboard and stairs off, lounge open through to dining room, kitchen, downstairs WC & shower room, back hall, the three double bedrooms and main family bathroom are located on the first floor.

To the front is an artificial grassed area and concrete driveway with double gates leading to rear garden and garage. The private rear garden consists of a concrete area and raised artificial grassed level with greenhouse.

Viewings highly recommended to appreciate the full potential this property offers.

## Entrance Hallway

6'0 x 3'5 (1.83m x 1.04m)

Entrance hall, carpeted, radiator, neutral decor, storage cupboard, door into lounge, stairs off.

## Lounge

11'5 x 11'4 (3.48m x 3.45m)

Front facing, carpeted, wall lights, gas fire with surround and hearth, wall display cupboard, neutral decor, open through into dining room.

## Dining Room

8'6 x 16'8 (2.59m x 5.08m)

Rear facing, carpeted, neutral decor, door to kitchen. patio doors leading to rear garden.

## Kitchen

7'5 x 16'7 (2.26m x 5.05m)

Side facing, range of fitted wall and base units in cream finish with complimentary cream worktops. Inset sink and drainer with mixer taps over, free standing electric cooker, vinyl flooring, fully tiled walls, radiator, storage cupboard, door to side out to garden, door leading to rear hall.

## Downstairs Shower Room

3'1 x 8'1 (0.94m x 2.46m)

Side facing, suite in white comprising sink and toilet, walk in shower, radiator, partly tiled walls, vinyl flooring., neutral decor.

## Rear Hall

2'9 x 4'4 (0.84m x 1.32m)

Vinyl flooring, neutral decor, door to downstairs shower room, door to rear garden.

## Stairs and Landing

Stairs off entrance hall lead to all first floor rooms, carpeted, partly wooden panelled walls, neutral decor, window at top of stairs - landing, carpeted, neutral decor, storage cupboard, loft access.

## Bedroom One

8'4 x 17'0 (2.54m x 5.18m)

Rear facing, carpeted, radiator, neutral decor.

## Bedroom Two

9'10 x 11'4 (3.00m x 3.45m)

Front facing, carpeted, radiator, neutral decor.

## Bedroom Three

7'10 x 14'9 (2.39m x 4.50m)

Rear facing, carpeted, radiator, neutral decor.

## Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Front facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls, laminate flooring, neutral decor, neutral decor.

## External

To the front there is an artificial grassed area and a concrete driveway with double gates leading to rear garden. A private rear garden with a concrete area, and raised artificial grassed area with greenhouse and a garage.

## Garage

11'7 x 18'3 (3.53m x 5.56m)

## 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

