



MCDERMOTT & CO

THE PROPERTY AGENTS



£365,000

82 Alan Avenue, Failsworth, Manchester, M35 0PT

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****IDEAL FOR FAMILIES** **SEMI DETACHED** **CUL-DE-SAC** **FOUR BEDROOMS** **TWO BATHROOMS** **THREE RECEPTION ROOMS**
****DRIVEWAY FOR TWO CARS******

McDermott & Co are delighted to bring to the market this four bedroomed semi detached property in a sought after area of Failsworth situated in a quiet cul-de-sac. Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance porch, hallway, lounge, dining area, kitchen, 2nd reception/games room. To the first floor, bedroom one with walk in wardrobe and en-suite, bedroom two and three are double bedrooms, bedroom four, family bathroom and loft room. Externally to the front there is a resin driveway for two cars and a private rear garden not overlooked with decked, paved and artificial grassed areas.

NEW PRICE

Entrance Porch

9'9" x 1'9" (2.97m x 0.53m)

White upvc, laminate flooring, wall lights, neutral decor.

Hallway

6'7" x 1'2" (2.01m x 3.66m)

laminate flooring, radiator, neutral decor, under stairs storage, stairs off.

Lounge

11'1" x 15'1" (3.61m x 4.60m)

Front facing into bay window, carpeted, radiator, electric fire with surround and hearth, neutral decor.

Dining Area

9'11" x 9'3" (3.02m x 2.82m)

Rear facing, laminate flooring, radiator, neutral decor, patio doors leading to rear garden.

Kitchen

16'1" x 8'8" (5.16m x 2.64m)

Rear facing, two windows, modern range of fitted wall and base units in White gloss finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, free standing electric oven and gas hob with extractor hood over, tiled splashback, integrated microwave, integrated dishwasher, integrated washing machine, integrated wine cooler, laminate flooring, radiator, spotlights, neutral decor.

2nd Reception/Games Room

10'0" x 16'7" (3.05m x 5.05m)

Front and side facing, range of fitted wall and base units in black finish with complimentary black worktops. Inset sink and drainer with mixer taps over, plumbing for washer, carpeted, radiator.

Stairs

Stairs leading to all first flooring rooms, carpeted, neutral decor, landing, carpeted, neutral decor, loft access.

Bedroom One

15'5" x 10'1" (4.70m x 3.30m)

Front facing into bay window, carpeted, radiator, neutral decor, storage cupboard over stairs, walk in wardrobe, door to en-suite.

En-Suite

8'0" x 2'7" (2.44m x 0.79m)

Front facing modern three piece bathroom suite in white comprising sink and toilet, shower cubicle, tiled splashback over sink and in shower cubicle, radiator, vinyl flooring, spotlights.

Bedroom Two

10'0" x 13'1" (3.05m x 4.22m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Three

10'0" x 9'3" (3.05m x 2.82m)

Rear facing, carpeted, radiator, built in wardrobes, desks/dressing tables and cupboards.

Bedroom Four/Study

7'4" x 9'2" (2.24m x 2.79m)

Rear facing, carpeted, radiator, neutral decor.

Family Bathroom

8'1" x 6'1" (2.69m x 1.85m)

Rear facing, two windows, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated towel rail, partly tiled walls, vinyl flooring, spotlights.

Loft Room

13'5" x 13'1" (4.09m x 4.22m)

Carpeted, velux window.

Externally

To the front there is a resin driveway for two cars and a private rear garden not overlooked with decked, paved and artificial grassed areas.

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

