



MCDERMOTT & CO

THE PROPERTY AGENTS



**£410,000**

41 Willows Drive, Failsworth, Manchester, M35 0PZ

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Nestled in the tranquil sought after cul-de-sac of Willows Drive, Failsworth, this turn key ready charming dormer semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable family home. Spanning an impressive 1,077 square feet featuring four well-proportioned bedrooms and two modern bathrooms, catering perfectly to family living. The property has had been taken back to brick to provide a a full refurbishment.

Upon entering, you are welcomed into a spacious lounge that radiates warmth and invites relaxation, making it an ideal space for both unwinding and entertaining guests. The heart of the home is undoubtedly the generous dining kitchen, which boasts sliding patio doors that open onto a beautifully maintained lawned garden and paved terrace. The outdoor haven is perfect for al fresco dining and enjoying the serene views of the picturesque wooded area that lies beyond. The thoughtful layout of the bungalow includes two bedrooms conveniently situated on the ground floor, providing ease of access and flexibility for various living arrangements. Ascending to the first floor, you will find an additional two bedrooms along with a family bathroom, ensuring ample space for all family members. Parking is made easy with a large block paved driveway that

## Hallway

14'2 x 3'6 (4.32m x 1.07m)

Camaro LTV flooring, spot lighting, radiator x 2, neutral décor.

## Lounge

23'9 x 11'11 (7.24m x 3.63m)

Neutral décor, carpeted, radiator, under stair storage cupboard, TV and internet connections, stairs leading to first floor, sliding doors leading to terrace.

## Dining Kitchen

19'5 x 13'2 (5.92m x 4.01m)

Camaro LTV flooring, Neutral décor, matt finish wall and base units in charcoal, tiled splash backs, space for washer/dryer, & fridge/freezer integrated BOSCH oven, grill and microwave, dishwasher, Gas hob, extractor hood over. complimentary worktops, stainless steel sink and drainer. Spot lighting, TV and internet connections, radiator and sliding doors leading to terrace.

## Bedroom Four

12'0 x 9'1 (3.66m x 2.77m)

To the front of the property, Neutral Décor, carpeted, radiator, spot lighting , TV and internet connections, built in wardrobes.

## Bedroom Three

10'4 x 8'9 (3.15m x 2.67m)

To the front of the property, Neutral Décor, TV and internet connections, carpeted, radiator, spot lighting.

## Bathroom One

9'2 x 6'3 (2.79m x 1.91m)

Situated on the ground floor, this bathroom is fully tiled with a 4 piece suite comprising Bath, WC, Shower cubicle with rain shower head and wash basin with fitted vanity unit. heated towel rail, spot lighting.

## Stairs & Landing

3'9 x 8'9 (1.14m x 2.67m)

Carpeted, solid oak balustrade, spot lighting neutral décor.

## Bedroom Two

9'8 x 9'5 (2.95m x 2.87m)

Carpeted, doors leading to eaves storage. strip lighting, TV and internet connections.

## Bedroom One

19'9 x 14'0 (6.02m x 4.27m)

Neutral decor, spot lighting, velux windows radiator, eaves storage, carpeted, built in wardrobes, TV and internet connections

## Bathroom Two

6'6 x 8'6 (1.98m x 2.59m)

On the first floor, this bathroom is fully tiled with 3 piece suite comprising Bath, WC, and wash basin with fitted vanity unit. heated towel rail, spot lighting.

## Eaves Storage

From bedroom 2 fantastic additional storage space, fully boarded, with lighting and electrical points.

## Garage

19'8 x 9'2 (5.99m x 2.79m)

Garage space, housing the boiler, roof light, electrical points, roller door to the front, door leading to garden.

## External

To the rear the property boasts beautifully maintained lawned garden and paved terrace. This outdoor haven is perfect for al fresco dining and enjoying the serene views of the picturesque wooded area that lies beyond.

Approaching the property parking is made easy with a large paved driveway that accommodates up to three vehicles, enhancing the convenience of this delightful residence.

## 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

