MCDERMOTT & CO

THE PROPERTY AGENTS





£235,000 Offers Over

5 Lambeth Avenue, Failsworth, Manchester, M35 9LJ

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McDermott & Co are proud to present this beautifully presented two-bedroom semi-detached home, occupying a popular position on Lambeth Avenue, Failsworth. Well maintained throughout, offering stylish and modern accommodation, making it an ideal purchase for first-time buyers, young professionals and those looking to downsize.

Internally briefly comprising a welcoming entrance hallway, spacious lounge with feature fireplace, and a contemporary kitchen/dining room fitted with modern units and integrated appliances, with French doors opening directly onto the rear garden. To the first floor are two well-proportioned bedrooms and a modern family bathroom, all accessed from a bright and well-presented landing.

Features tasteful décor throughout, combined with an abundance of natural light and a practical layout ideally suited to modern living. The principal bedroom enjoys a front-facing bay window, whilst the second bedroom offers versatile accommodation for guests, children or home working.

Hallway
4'7 x 6'1 (1.40m x 1.85m)
A welcoming entrance hallway featuring fitted carpeting, ceiling lighting and a staircase rising to the first floor with contemporary balustrading. Providing access to both the lounge and kitchen, the hallway creates a bright and practical entrance to the home and benefits from useful understairs space.

Lounge
11'3 x 12'5 (3.43m x 3.78m)
A beautifully presented lounge featuring a large front-facing window allowing an abundance of natural light, wood-effect flooring, ceiling light fitting and a radiator. A feature fireplace with decorative surround creates an attractive focal point to the room, complemented by contemporary décor throughout.

Kitchen/ Diner
8'10 x 14'9 (2.69m x 4.50m)
A beautifully presented kitchen / dining room fitted with a range of contemporary wall and base units, complemented by wood-effect work surfaces and an inset sink and drainer. Integrated appliances include a double oven and gas hob with extractor hood above, together with space for a freestanding fridge freezer. The room further benefits from wood-effect flooring, feature pendant lighting and a rear-facing window allowing plenty of natural light.

Providing ample space for a dining table and chairs, the dining area enjoys French doors opening directly onto the rear garden.

Stairs & Landing
2'5 x 7'10 (0.74m x 2.39m)
A carpeted staircase rises from the entrance hallway to the first-floor landing, featuring a contemporary handrail and spindle balustrade. Benefiting from ceiling lighting and a loft hatch providing access to the roof space, the landing provides access to all first-floor accommodation.

Bedroom One
11'2 x 12'7 (3.40m x 3.84m)
A spacious double bedroom featuring a front-facing bay window allowing an abundance of natural light. Benefiting from wood-effect flooring, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture. Finished with contemporary décor and a feature panelled wall, this bright and well-presented bedroom provides an ideal principal bedroom.

Bedroom Two
11'9 x 9'7 (3.58m x 2.92m)
allowing plenty of natural light. Benefiting from fitted carpeting, a ceiling light fitting and radiator, the room offers space for a bed and additional bedroom furniture.

Bathroom
6'4 x 6'8 (1.93m x 2.03m)
A well-presented family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Complemented by fully tiled walls, a chrome heated towel rail and a frosted rear-facing window providing natural light and ventilation. A bright and practical bathroom, finished in a clean and contemporary style.

External
To the front, the property benefits from a tarmac driveway providing off-road parking, together with a gated side access leading to the rear garden.

To the rear, the property enjoys a private enclosed garden, thoughtfully designed for low-maintenance enjoyment. Featuring a substantial paved patio area and an artificial lawn, the garden provides ample space for outdoor seating, dining and entertaining. Enclosed by fencing throughout, the space offers a good degree of privacy and benefits from a timber garden shed providing useful external storage.

A well-maintained and versatile outdoor space that perfectly complements the accommodation on offer.

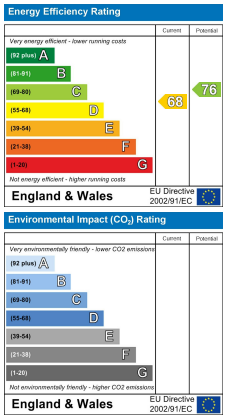
Tenure - Freehold
The property is listed as Freehold

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



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