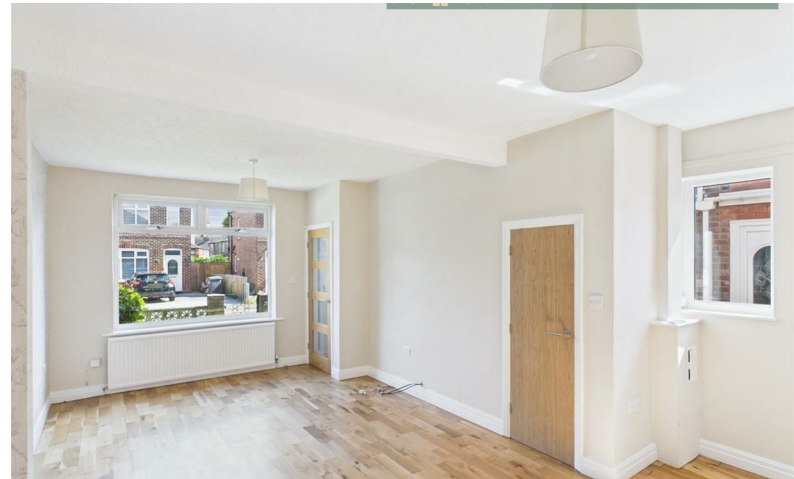




MCDERMOTT & CO

THE PROPERTY AGENTS



£215,000

5 Middleton Avenue, Failsworth, Manchester, M35 0FE

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Nestled on the charming Middleton Avenue in Failsworth, sits this delightful extended semi-detached home. Built in the 1930s and having recently been renovated, presenting an excellent opportunity for both first-time buyers and savvy investors. The property is offered chain-free, allowing for a smooth and efficient purchase process.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The well-appointed kitchen diner is a highlight of the home, providing ample space for family meals and gatherings.

The first floor boasts two generously sized bedrooms, offering comfortable living spaces for individuals or small families. The family bathroom is conveniently located, ensuring practicality for everyday living.

Hallway

4'1 x 3'5 (1.24m x 1.04m)

A bright and well-presented hallway, finished in neutral décor to create a clean and welcoming first impression. The space features a carpeted staircase rising to the first floor, complemented by a simple handrail and soft, neutral tones throughout.

An internal glazed door allows natural light to flow through from the adjoining room, enhancing the sense of space, while access is provided to the main ground floor accommodation. Overall, the hallway offers a practical and inviting entrance to the home.

Lounge

11'1 x 20'7 (3.38m x 6.27m)

A spacious open-plan lounge, beautifully presented with neutral décor and wood flooring flowing throughout, creating a bright and contemporary living space. The room benefits from a large front-facing window, along with additional side windows, allowing for an abundance of natural light.

Two ceiling light fittings provide ample illumination, while radiators ensure the space remains warm and comfortable throughout. A door provides access to useful understairs storage, enhancing practicality.

The lounge continues seamlessly through to the rear of the property, leading directly into the dining kitchen, creating a sociable and well-connected layout ideal for modern living.

Kitchen/Diner

13'5 x 10'10 (4.09m x 3.30m)

A bright and modern kitchen/diner, fitted with a range of stylish wall and base units in a warm wood finish, complemented by contrasting work surfaces and tiled splashbacks. The kitchen is well-equipped with integrated appliances including a gas hob with extractor hood above and a double oven, while a feature Belfast-style sink is positioned beneath a window overlooking the rear garden.

The layout is enhanced by a central breakfast bar, providing additional preparation space and a natural focal point for the room. The kitchen area is finished with tiled flooring, while the dining space offers a comfortable area for seating.

The room benefits from an abundance of natural light via multiple windows and French doors, which open directly onto the rear garden, creating a seamless indoor-outdoor flow. Recessed ceiling spotlights and a contemporary pendant light provide excellent illumination throughout, while a radiator ensures warmth, completing this versatile and sociable living space.

Stairs & Landing

3'2 x 3'5 (0.97m x 1.04m)

The staircase leads to a bright and airy landing area, enhanced by a side-facing window that allows for plenty of natural light. The landing provides access to all first-floor rooms and is finished in a neutral décor, creating a clean and cohesive feel throughout.

Additional features include ceiling lighting, with space for movement between rooms, making this a practical and well-lit transition area within the home.

Bedroom One

14'2 x 10'11 (4.32m x 3.33m)

A spacious and well-presented double bedroom, finished in neutral décor to create a calm and inviting atmosphere. The room benefits from a large front-facing window, allowing for an abundance of natural light and offering a pleasant outlook.

The space is fitted with soft carpet underfoot and features a radiator beneath the window, ensuring comfort throughout. A central ceiling light provides ample illumination, while the room offers generous proportions for a full range of bedroom furnishings, making it both practical and versatile.

Bedroom Two

8'0 x 9'3 (2.44m x 2.82m)

A well-presented rear-facing double bedroom, finished in fresh neutral décor to create a bright and comfortable space. The room benefits from a large window overlooking the rear, allowing for plenty of

natural light and a pleasant outlook.

Fitted with soft carpet underfoot, the room also features a radiator beneath the window for added comfort and a ceiling light providing good illumination. A versatile space, ideal for use as a bedroom, nursery, or home office.

Bathroom

5'10 x 6'2 (1.78m x 1.88m)

A bright and modern bathroom, fully tiled to create a clean and low-maintenance finish, with subtle feature accent tiles adding a touch of character. The suite comprises a panelled bath with shower over and glass screen, low-level WC, and a contemporary wall-mounted wash hand basin.

The room benefits from an obscured window allowing for natural light while maintaining privacy. Additional features include a chrome heated towel rail, ceiling lighting, and modern fittings throughout, creating a well-presented and functional space.

External

To the front, the property presents an attractive and well-maintained brick façade, enhanced by white-framed windows and a smart entrance door, creating strong kerb appeal. A paved pathway leads from the front boundary through a garden area to the entrance, bordered by a lawn and established planting which add a natural feel. The front garden is enclosed by low-level brick walling with gated access, providing a defined and private outdoor space.

To the rear, the property benefits from a private and enclosed garden, mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining. French doors provide direct access from the house, creating a seamless connection between indoor and outdoor living.

The rear garden is enclosed by fencing and mature hedging, offering a good degree of privacy, while a side pathway provides practical access. Overall, the external areas offer a pleasant and functional setting, well suited to both relaxing and everyday use.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12-15) A		
(16-20) B		
(21-25) C		
(26-30) D		
(31-35) E		
(36-40) F		
(41-45) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		