



MCDERMOTT & CO

THE PROPERTY AGENTS



**£318,000**

51 Ravenoak Drive, Failsworth, Manchester, M35 9RQ

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McDermott & Co are delighted to offer to the market this three bedroomed detached home occupying a corner plot in the popular Failsworth area.

Built circa 1995 the Ravenoak Drive Development is both popular and sought after. Presented to a high standard, this turn key ready home is warmed by gas central heating and has UPVC double glazing throughout.

Having been modernised throughout including the addition of a single front extension and a rear double extension providing spacious living accommodation and open plan aspects.

Internally the layout comprises of entrance hall, lounge, open plan dining/kitchen with integrated appliances and duple doors leading out to the rear garden.

## Entrance Vestibule

4'3 x 4'9 (1.30m x 1.45m)

Laminate flooring, neutral decor, leading in to lounge.

## Lounge

15'6 x 14'6 (4.72m x 4.42m)

Front facing, carpeted, feature electric fire with surround, three feature radiators, neutral decor, stairs off.

## Dining Kitchen

15'6 x 20'5 (4.72m x 6.22m)

Rear facing, range of fitted wall and base units in white and grey with complimentary granite worktops, breakfast bar, gas hob with extractor over, integrated double oven/microwave/dishwasher/washing machine, wine cooler, American fridge freezer, radiator, tiled flooring, spotlights, understairs storage, neutral decor, double patio doors in to rear garden.

## Stairs and Landing

Stairs off the lounge lead to first floor, carpeted, neutral decor, landing-carpeted, neutral decor, storage cupboard, loft access.

## Bedroom One

13'8 x 11'3 (4.17m x 3.43m)

Rear facing, carpeted, radiator, neutral decor, beams, storage cupboard into loft space, fitted mirrored wardrobes. Open into:

## Dressing Area

12'4 x 9'2 (3.76m x 2.79m)

Fitted wardrobes, carpeted, neutral decor.

## En-Suite

3'0 x 8'11 (0.91m x 2.72m)

Three piece suite in white finish, wc, vanity sink & shower cubicle, radiator, neutral decor, fully tiled walls and flooring.

## Bedroom Two

9'1 x 7'9 (2.77m x 2.36m)

Front facing, carpeted, radiator, neutral decor.

## Bedroom Three

6'2 x 8'0 (1.88m x 2.44m)

Front facing, carpeted, radiator, neutral decor.

## Bathroom

5'6 x 6'6 (1.68m x 1.98m)

Side facing, three piece bathroom suite in white comprising of wc, sink, heated towel rail, neutral decor, fully tiled walls and flooring.

## External

Garden fronted, driveway, private rear garden, paved, side access.

## Tenure

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

