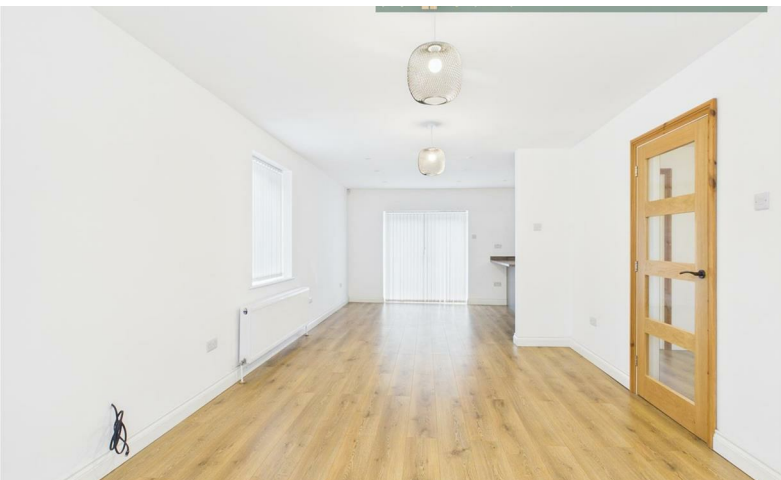




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£289,950**

2 Grove Avenue, Failsworth, Manchester, M35 0JU

# 2 Grove Avenue, Failsworth, Manchester, M35 0JU

We are delighted to present to the market 2 Grove Avenue, a 3 bedroom spacious semi detached property built circa 2018.

Offered with chain free vacant possession this ideal family home has been finished to a high specification throughout.

Situated on a quiet street on the outskirts of Brookdale park within the popular area of Failsworth, handy for local amenities, access to parks & the local countryside. Manchester city centre is approx. 15 minute drive with various bus & tram stops in walking distance.

The internal layout briefly comprises of generous entrance hall with downstairs WC, dual aspect open plan lounge, dining & kitchen complete with patio doors leading out directly to the rear garden.

### Entrance Hallway

6'9 x 12'3 (2.06m x 3.73m)  
Entrance Hallway, laminate flooring, radiator, neutral decor, under stairs storage cupboard, stairs off, doors to downstairs wc, lounge and kitchen/diner.

### WC

2'8 x 5'11 (0.81m x 1.80m)  
Two piece suite in white comprising toilet and vanity sink, tiled splashback, heated chrome towel rail, fully tiled flooring, spotlights, neutral decor.

### Lounge

11'0 x 16'6 (3.35m x 5.03m)  
Dual aspect open plan layout, front facing into bay window, laminate flooring, two radiators, neutral decor,

### Dining Area

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

### Kitchen

20'10 x 11'0 (6.35m x 3.35m)  
Rear facing, range of fitted wall and base units in light grey finish with complimentary wood effect worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, laminate flooring, plumbing for washer, spotlights, neutral decor, overlap for breakfast bar seating.

### Stairs and Landing

Stairs and landing leading to all first floor rooms, carpeted, neutral decor, landing - window front facing, carpeted, radiator, neutral decor, loft access.

### Bedroom One

12'6 x 10'7 (3.81m x 3.23m)  
Rear facing, laminate flooring, radiator, neutral decor, Juliet balcony overlooking rear aspect.

### Bedroom Two

13'2 x 9'7 (4.01m x 2.92m)  
Front facing, laminate flooring, radiator, spotlights, neutral decor.

### Bedroom Three

8'5 x 10'7 (2.57m x 3.23m)  
Rear facing, laminate flooring, radaitor, neutral decor.

### Bathroom

8'11 x 6'11 (2.72m x 2.11m)  
Side facing, Four piece bathroom suite in white comprising vanity sink and toilet, jacuzzi bath, walk in corner shower, heated chrome towel rail, fully tiled walls & flooring, spotlights.

### External

At the front of the property there is a paved path leading to front door with enclosed lawned garden, to the rear a private lawned garden with paved patio area and woodland views.

### Tenure

We have been advised 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

