MCDERMOTT & CO

THE PROPERTY AGENTS







£280,000

14 Lambeth Avenue, Failsworth, Manchester, M35 9LJ

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McDermott & Co are proud to present this well-presented three-bedroom semi-detached family home, occupying a popular residential position on Lambeth Avenue a quiet cul-de-sac within Failsworth.

Offering approximately 874 sq ft of accommodation, this attractive property is ideally suited to first-time buyers, young families and investors alike. Well maintained throughout, the home provides spacious and practical accommodation with excellent potential for buyers looking to put their own stamp on a property.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Flooded with natural light throughout, the property benefits from a practical layout and well-proportioned rooms, creating a comfortable home for modern family living.

Hallway
4'5 x 6'2 (1.35m x 1.88m)
A welcoming entrance hallway providing access to the ground floor accommodation. Benefiting from wood-effect flooring, neutral décor and a staircase rising to the first floor.

Lounge
11'3 x 12'6 (3.43m x 3.81m)
A spacious lounge with a large front-facing window allowing plenty of natural light throughout.

Benefiting from fitted carpeting, a radiator and ceiling light fitting, the room offers ample space for a range of seating arrangements.

Dining Room
6'7 x 16'4 (2.01m x 4.98m)
A spacious dining room benefiting from a window to the rear elevation allowing plenty of natural light throughout.

Featuring wood-effect flooring, a radiator and ceiling light fitting, the room offers ample space for a dining table and chairs. A useful under-stairs storage cupboard provides additional storage, whilst access to the kitchen and rear of the property enhances the practicality of the space.

Kitchen
11'3 x 7'10 (3.43m x 2.39m)
A fitted kitchen offering a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

Benefiting from an integrated oven, gas hob with extractor hood above, sink and drainer unit, space for appliances and a window overlooking the rear garden providing plenty of natural light.

A glazed door provides access to the rear garden, whilst the room offers ample storage and worktop space, making it a practical kitchen for everyday living.

Stairs & Landing
3'1 x 16'7 (0.94m x 5.05m)
A staircase with fitted carpeting and spindle balustrade rises to the first-floor landing.

Benefiting from a window to the side elevation allowing plenty of natural light, the landing provides access to all first-floor accommodation. A useful built-in storage cupboard offers additional storage space.

Bedroom One
11'3 x 12'6 (3.43m x 3.81m)
A spacious double bedroom with a bay window to the front elevation allowing plenty of natural light throughout.

Benefiting from fitted carpeting, a radiator and ceiling light fitting, the room offers ample space for a double bed and additional furniture.

Bedroom Two
15'3 x 8'6 (4.65m x 2.59m)
A spacious double bedroom with a large window to the front elevation allowing plenty of natural light throughout.

Benefiting from fitted carpeting, a radiator and pendant lighting, the room offers ample space for a double bed and additional furniture.

Bedroom Three
8'8 x 9'3 (2.64m x 2.82m)
A single bedroom with a large window to the front elevation allowing plenty of natural light throughout.

Benefiting from laminate flooring, a radiator and ceiling light fitting, the room offers space for a bed and additional furniture.

Bathroom
6'5 x 6'9 (1.96m x 2.06m)
A family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Benefiting from attractive wall tiling, decorative half-height wall panelling, patterned vinyl flooring and a frosted window providing natural light and ventilation.

External
To the front, the property benefits from a driveway providing off-road parking, together with a gravelled garden and established shrubs creating an attractive approach to the home.

To the side is a useful covered car port, providing additional parking and access to the rear garden.

To the rear, the property enjoys a private enclosed garden with a paved patio area, offering ample space for outdoor seating, dining and entertaining. Enclosed by fencing throughout, the garden provides a low-maintenance outdoor space that can be enjoyed throughout the year.

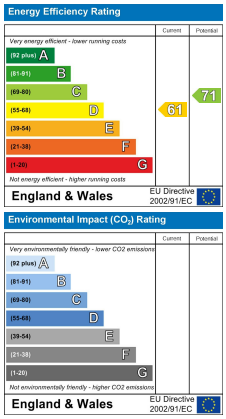
Tenure - Freehold
The property is listed as Freehold

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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