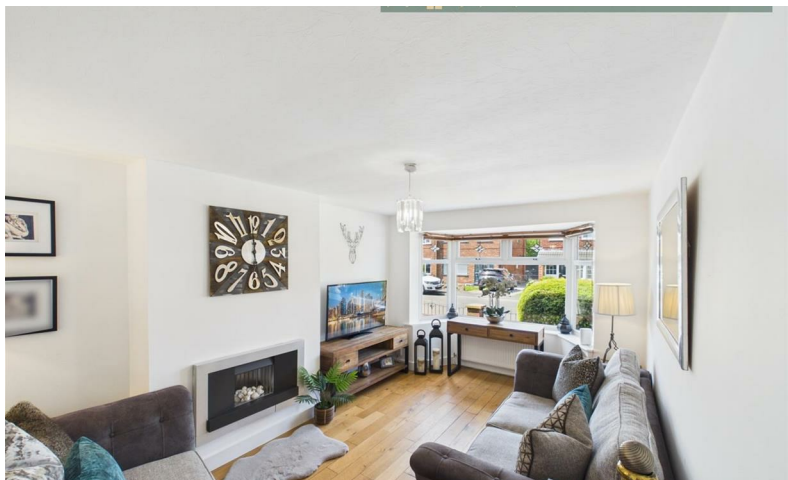




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£250,000**

72 Alder Road, Failsworth, Manchester, M35 0GJ

# 72 Alder Road, Failsworth, Manchester, M35 0GJ

Welcome to this beautifully presented semi-detached house located on Alder Road in the charming area of Failsworth, Manchester. This delightful property offers a bright and inviting hallway that leads you into a spacious lounge, ideal for both relaxation and entertaining guests. The lounge features double doors that open into a well-appointed dining kitchen, creating a seamless flow between the two spaces, perfect for family gatherings and social occasions.

On the first floor, you will find three generously sized bedrooms, providing ample space for family living or guest accommodation. The family bathroom is conveniently located, ensuring comfort and practicality for all residents.

The exterior of the property is equally impressive, featuring a large lawned garden at the rear, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a garage and a driveway that

## Hallway

6'0 x 14'4 (1.83m x 4.37m)  
Neutral décor, wooden flooring, radiator with pendant lighting.

## Lounge

10'5 x 16'3 (3.18m x 4.95m)  
Leading from the hallway, neutral décor, feature gas fire, wooden flooring, bay front uPVC window & pendant lighting, sliding double doors to the dining kitchen.

## Dining Kitchen

16'7 x 8'3 (5.05m x 2.51m)  
With a range of fitted wall and base units, integrated gas hob, electric cooker, stainless steel sink & drainer, pendant lighting, space for washing machine & fridge freezer, tile splash back. uPVC window and French doors from the dining area, on to rear garden. A mix of tiled flooring in the kitchen area and distressed wood flooring in the dining area.

## Stairs & Landing

7'8 x 10'4 (2.34m x 3.15m)  
Neutral décor, radiator, window to the side elevation. carpeted stairs and landing.

## Bedroom One

10'3 x 12'8 (3.12m x 3.86m)

## Bedroom Two

8'11 x 10'3 (2.72m x 3.12m)

## Bedroom Three

6'6 x 7'0 (1.98m x 2.13m)

## Bathroom

7'7 x 5'5 (2.31m x 1.65m)  
Fully tiled bathroom complete with 3 piece white bathroom suite comprising, low level WC wash basin with vanity unit, bath with mains shower over, shower screen, radiator and uPVC privacy window.

## External

Garden fronted with mature shrubs and paved area, shared driveway to the rear with garage, and stunning patio and lawned garden.

## Garage

At the rear of the property access from the shared driveway with roller door an additional space perfect for storage.

## 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

