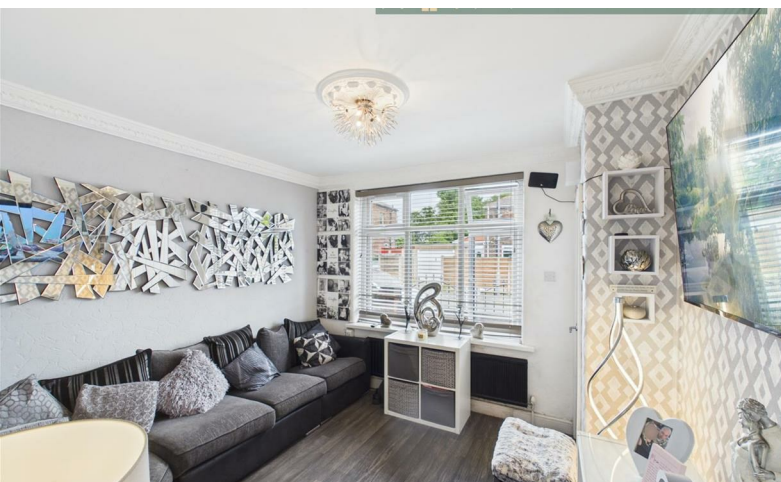




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£225,000**

24 Dunkerley Avenue, Failsworth, Manchester, M35 0ET

# 24 Dunkerley Avenue, Failsworth, Manchester, M35 0ET

McDermott & Co are proud to present this well-presented three-bedroom semi-detached home, ideally situated on Dunkerley Avenue in Failsworth, offering a fantastic blend of space, comfort, and versatility.

The property benefits from a spacious lounge, along with a bright kitchen open through to the conservatory, providing flexible living space ideal for both relaxing and entertaining, while maintaining a warm and welcoming feel throughout.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation suited to a range of buyers including families, first-time purchasers, and those looking for additional space.

### Hallway

3'4 x 4'1 (1.02m x 1.24m )

A bright and well-presented hallway, featuring a carpeted staircase and wall panelling. Finished with ceiling lighting and a radiator, creating a simple and practical entrance space.

### Lounge

11'0 x 11'2 (3.35m x 3.40m)

A bright and well-presented lounge, featuring a large window allowing plenty of natural light. Finished with modern décor, wood-effect flooring, a central ceiling light, and a wall-mounted radiator, the room offers a comfortable and inviting living space with an open archway to the kitchen.

### Kitchen

9'3 x 14'2 (2.82m x 4.32m)

A spacious and well-presented kitchen, fitted with modern wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen includes a built-in oven, gas hob, and extractor hood, along with space for additional appliances. A stainless steel sink is positioned beneath a window, providing natural light and a pleasant outlook. Finished with vinyl flooring and ceiling lighting, this is a practical and functional space with an opening through to the conservatory.

### Conservatory

8'2 x 10'6 (2.49m x 3.20m)

A bright and well-presented conservatory, offering a versatile additional living space overlooking the rear garden. The room is surrounded by double-glazed windows with fitted vertical blinds, allowing for plenty of natural light while maintaining privacy. Finished with tiled flooring and a glazed door providing direct access to the garden, this is a practical and flexible room, ideal for use as a dining area, sitting room, or play space.

### Stairs & Landing

6'5 x 3'3 (1.96m x 0.99m)

A modern and well-presented staircase and landing, featuring striped décor and a carpeted staircase with dark handrail. Finished with ceiling spotlights and a window for natural light, with access to the loft room.

### Bedroom One

11'1 x 8'3 (3.38m x 2.51m)

A bright and well-presented main bedroom, featuring a large window allowing plenty of natural light. The room includes fitted wardrobes for storage, along with wood-effect flooring, ceiling light with fan, and a radiator, creating a comfortable and practical space.

### Bedroom Two

9'2 x 8'0 (2.79m x 2.44m)

A bright and well-presented second bedroom, featuring a large window with fitted blinds allowing plenty of natural light. Finished with neutral décor, a ceiling light with fan, and a radiator, this is a comfortable and practical bedroom.

### Bedroom Three

8'1 x 5'8 (2.46m x 1.73m)

A bright and cosy third bedroom, featuring a window for natural light. Finished with carpeted flooring, a wall-mounted radiator, and a ceiling light, this is a practical and versatile space.

### Shower Room

5'7 x 5'7 (1.70m x 1.70m)

A modern and well-presented shower room, featuring a walk-in shower with black-framed glass enclosure and rainfall shower, creating a stylish focal point. The space includes a vanity unit with wash basin and low-level WC, complemented by contemporary wall tiling in a herringbone pattern. Additional features include a heated towel rail, illuminated mirror, and window for natural light, making this a bright and practical space ideal for everyday use.

### Loft Room

10'0 x 8'9 (3.05m x 2.67m)

A bright and versatile loft room, offering a useful additional space ideal for storage. The room features a Velux-style roof window, allowing for natural light, along with fitted storage within the eaves, maximising practicality. Finished in neutral tones, this is a functional and adaptable space.

### External

A well-presented end-terrace home offering stylish and practical living. The property features a modernised front with a low-maintenance garden and attractive boundary wall. Inside and to the rear, the home benefits from a private, low-maintenance garden designed for entertaining, including a covered seating area and bespoke outdoor bar with lighting. The space is fully enclosed with artificial grass, making it ideal for socialising all year round.

### 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

The figure displays two energy performance charts for a property in England & Wales, governed by the EU Directive 2002/91/EC.

**Energy Efficiency Rating:** This chart shows the property's energy efficiency on a scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The property is rated 'A', indicating it is very energy efficient.

**Environmental Impact (CO<sub>2</sub>) Rating:** This chart shows the property's environmental impact on a scale from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions). The property is rated 'A', indicating it is very environmentally friendly.

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