



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£259,950**

50 Alan Avenue, Failsworth, M35 0PS

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McDermott & Co are pleased to bring to the market this semi-detached home on Alan Avenue a highly desirable location in Failsworth, offered with chain free vacant possession this property features two reception rooms, a separate utility room, downstairs wc, three well-appointed bedrooms, a bathroom and separate wc. Providing ample space for families or those seeking extra space.

Externally the property benefits from parking for one vehicle on a private drive plus the benefit and convenience of a attached garage. To the rear of the property is a enclosed split level garden which is not overlooked and boasting a decked top area followed by a lawned garden with trees and shrubs.

Fully Upvc double glazed and gas centrally heated throughout.

## Entrance Vestibule

5'4 x 3'1 (1.63m x 0.94m )  
Front facing porch, white UPVC double glazed window, neutral décor, tiled flooring, single lighting fitting.

## Hallway/ Stairs

6'8 x 7'6 (2.03m x 2.29m )  
Carpeted hallway with neutral décor and stairs with hand banister, access to downstairs WC with storage cupboard, door leading to front lounge.

## Downstairs WC

3'10 x 4'3 (1.17m x 1.30m )  
Downstairs WC, laminate flooring, neutral decor and a storage cupboard.

## Lounge

11'10 x 15'1 (3.61m x 4.60m)  
Front facing lounge, with wood laminate flooring throughout featuring gas fire, radiator, open access through to the dining room.

## Dining Room

9'11 x 9'3 (3.02m x 2.82m)  
Rear facing dining room, wood laminate flooring, radiator and door leading to kitchen.

## Kitchen

8'8 x 12'6 (2.64m x 3.81m )  
Rear facing kitchen with a range of wall and base units in beach, ceramic inset sink and drainer with mixer tap, neutral décor and wood laminate flooring.

## Utility Room

8'8 x 6'2 (2.64m x 1.88m )  
Rear facing carpeted room, currently being used a utility room with electrics, door leading to rear garden and door to access garage.

## Stairs and Landing

7'9 x 6'10 (2.36m x 2.08m )  
Carpeted landing, neutral decor doors leading to first floor rooms.

## WC

2'8 x 6'0 (0.81m x 1.83m)  
Rear facing WC comprises of low level WC, laminate flooring, neutral decor.

## Bathroom

5'6 x 6'0 (1.68m x 1.83m)  
Rear facing bathroom comprises low level WC, basin and bath with electric shower unit, laminate flooring and radiator.

## Bedroom 1

9'1 x 15'9 (2.77m x 4.80m )  
Front facing bedroom with built in wardrobes, carpeted with radiator.

## Bedroom 2

8'4 x 9'3 (2.54m x 2.82m)  
Rear facing bedroom with built in wardrobes, carpeted with radiator.

## Bedroom 3

7'9 x 9'0 (2.36m x 2.74m)  
Front facing single bedroom with built in wardrobes, carpeted with radiator.

## Garage

8'5 x 16'9 (2.57m x 5.11m)  
Attached garage with electrics.

## External

This property boost a front and rear garden with private drive for one car, the rear garden is split levels and have a top decked area for seating.

## Tenure

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

