



MCDERMOTT & CO
THE PROPERTY AGENTS



£440,000 Offers Over

2 Yewdale Drive, Failsworth, Manchester, M35 9XE

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McDermott & Co are proud to offer to the market this beautifully presented three-bedroom detached family home, occupying a desirable position within a quiet and highly sought-after residential development. Offering spacious and versatile accommodation throughout, this attractive property is ideally suited to modern family living and is conveniently positioned close to local amenities, well-regarded schools and excellent transport links.

The accommodation briefly comprises a welcoming entrance hallway, ground floor WC, a contemporary fitted kitchen with integrated appliances, spacious lounge open through to separate dining room. The dining room enjoys bi-folding doors opening directly onto the rear garden, creating an excellent space for family living and entertaining.

To the first floor are three double bedrooms, including a generous principal bedroom benefiting from fitted wardrobes and a stylish en suite shower room. A stunning contemporary family bathroom serves the remaining

Entrance Hallway

8'1 x 5'11 (2.46m x 1.80m)
A bright and welcoming entrance hallway featuring tiled flooring, ceiling lighting and a carpeted staircase rising to the first floor with a contemporary glass balustrade. Benefiting from a useful storage cupboard and providing access to the ground-floor accommodation, the hallway creates an attractive first impression of the home and complements the modern finish found throughout.

Lounge

15'9 x 10'2 (4.80m x 3.10m)
A spacious and beautifully presented lounge featuring a front-facing window with plantation shutters allowing plenty of natural light. Benefiting from tiled flooring, recessed spot lighting and a contemporary vertical radiator, the room offers ample space for a range of lounge furniture.

Dining Room

12'2 x 14'8 (3.71m x 4.47m)
A stunning open-plan dining room featuring tiled flooring, recessed spot lighting and a feature pendant light fitting above the dining area. Benefiting from bi-folding doors opening directly onto the rear garden together with a further glazed door providing side access, the room enjoys an abundance of natural light throughout.

Offering ample space for a family dining table and additional seating, this impressive room creates the perfect setting for both everyday dining and entertaining, whilst enjoying an open aspect to the kitchen and living accommodation.

Kitchen

15'9 x 10'0 (4.80m x 3.05m)
A modern and stylish kitchen fitted with a range of high-gloss wall and base units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include twin electric ovens, microwave, gas hob with extractor hood above and dishwasher, with additional space and plumbing for a washing machine.

A particular feature of the room is the substantial central island with breakfast bar seating, providing additional storage and workspace. Further benefits include tiled flooring, recessed spot lighting and a rear-facing window with plantation shutters allowing plenty of natural light.

Downstairs WC

2'7 x 5'1 (0.79m x 1.55m)
A modern ground floor WC fitted with a concealed cistern WC and vanity wash hand basin with storage beneath. Complemented by tiled flooring, a mosaic tiled splashback and a distinctive circular frosted window providing natural light. A stylish and practical facility conveniently positioned off the entrance hallway.

Stairs

A carpeted staircase with a part-glass balustrade rises to the first-floor landing, providing access to all first-floor accommodation. Finished in neutral décor throughout, the landing benefits from a loft hatch with pull-down ladder and electric supply, offering convenient access to the roof space. A bright and well-presented area that complements the modern finish found throughout the home.

Bedroom One

9'4 x 12'9 (2.84m x 3.89m)
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light. Benefiting from wood-effect flooring, a ceiling light fitting and radiator, the room offers ample space for a king-size bed and additional bedroom furniture. Further benefits include a range of fitted sliding wardrobes providing excellent storage. Beautifully presented throughout, this bright and comfortable room creates an ideal principal bedroom.

En-Suite

6'9 x 7'2 (2.06m x 2.18m)
A stylish and contemporary en suite fitted with a walk-in rainfall shower enclosure, low-level WC and a countertop wash hand basin with storage beneath. Complemented by full-height tiling, recessed display shelving within the shower area, recessed spot lighting and a frosted window with plantation shutters providing natural light and ventilation.

Finished to a high standard throughout, this impressive en suite creates a luxurious addition to the principal bedroom.

Bedroom Two

8'9 x 13'1 (2.67m x 3.99m)
A spacious double bedroom featuring dual front-facing windows with plantation shutters, allowing an abundance of natural light. Benefiting from wood-effect flooring, a decorative ceiling light fitting and radiator, the room offers ample space for a double bed and additional bedroom furniture. Finished in neutral tones throughout, this bright and well-presented bedroom provides comfortable accommodation for family members or guests.

Bedroom Three

8'9 10'1 (2.67m 3.07m)
A well-proportioned double bedroom featuring a front-facing window with plantation shutters allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture. Finished in neutral tones throughout, this bright and versatile bedroom is ideal for family members, guests or home working.

Family Bathroom

6'9 x 10'2 (2.06m x 3.10m)
A stunning contemporary family bathroom fitted with a four-piece suite comprising a freestanding bath, walk-in rainfall shower enclosure, wall-mounted wash hand basin with vanity storage and a low-level WC. Complemented by full-height marble-effect tiling, recessed spot lighting, a chrome heated towel rail and two frosted windows providing natural light and ventilation.

A particular feature of the room is the recessed display shelving surrounding the bath area, creating a luxurious, spa-like atmosphere. Beautifully finished throughout, this impressive bathroom provides both style and practicality for modern family living.

External

To the front, the property benefits from a lawned garden with mature shrubs and planting, together with a block-paved driveway providing off-road parking.

To the rear, the property enjoys a private enclosed garden featuring an artificial lawn, block-paved seating and entertaining areas, and well-maintained borders. Enclosed by fencing and mature planting, the garden provides an attractive and low-maintenance outdoor space.

A particular feature is the converted garage, benefiting from heating, electrics and fitted window blinds, offering versatile additional accommodation ideal for a home office, gym, playroom or hobby room.

Tenure - Leashold

The property is listed as leasehold with 973 years remaining and an annual ground rent of £95

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:

Directions

