MCDERMOTT & CO

THE PROPERTY AGENTS

£350,000

14 Alexander Avenue, Failsworth, Manchester, M35 9JX

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FOUR BEDROOMED SEMI DETACHED **DRIVEWAY** **2ND RECEPTION ROOM** KITCHEN/DINER WITH ISLAND** **WELL PRESENTED** EN-SUITE** **DOWNSTAIRS WC**
McDermott & Co are delighted to bring to the market this four bedroomed semi detached property and a sought after area of Failsworth. Warmed by central heating and benefitting from uvpc double glazing. Comprising of entrance hallway, lounge, 2nd reception room, downstairs wc, kitchen/diner for integrated appliances and kitchen island, stairs leading to all first floor rooms, fours bedrooms three being doubles, en-suite and family bathroom. Externally at the front there is imprinted concrete driveway with double gates and private rear garden with imprinted concrete area and artificial grassed area.

Entrance Hallway
6'4 x 6'5 (1.93m x 1.96m)
Entrance hall, window to front, tiled flooring, radiator, neutral decor, stairs off, doors to downstairs wc, lounge and 2nd reception room.

Lounge
19'10 x 11'8 (6.05m x 3.56m)
Front facing into bay window, laminate flooring, radiator, electric Smeg fire, neutral decor, patio doors to rear garden.

Kitchen/Diner
13'2 x 15'10 (4.01m x 4.83m)
Rear facing, range of fitted wall and base units in Grey finish with complimentary white quartz worktops. Inset sink and drainer with mixer taps over, integrated double electric ovens, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, integrated microwave, integrated wine cooler, kitchen island with induction hob and extractor built in, storage and over lap for breakfast bar seating, laminate flooring, radiator, spotlights, neutral decor, under stairs storage, bi fold doors leading to rear garden.

2nd Reception Room
10'9 x 7'7 (3.28m x 2.31m)
Front facing into bay window, carpeted, radiator, spotlights, recess, neutral decor.

Downstairs WC
4'3 x 3'10 (1.30m x 1.17m)
Two piece bathroom suite in white comprising corner sink and toilet, tiled splashback, heated chrome towel rail, spotlights, neutral decor.

Stairs
Stairs leading to all first floor rooms, carpeted, neutral decor, landing - carpeted, neutral decor, loft access.

Bedroom One
12'5 x 7'10 (3.78m x 2.39m)
Front facing, carpeted, radiators, spotlights, built in wardrobes and drawers, doors to en-suite.

En-Suite
3'1 x 7'8 (0.94m x 2.34m)
Rear facing, three piece bathroom suite in white comprising corner vanity sink and toilet, shower cubicle, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Bedroom Two
10'9 x 10'7 (3.28m x 3.23m)
Front facing into bay window, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Three
8'9 x 8'8 (2.67m x 2.64m)
Rear facing, radiator, built in wardrobes, neutral decor.

Bedroom Four
6'0 x 7'9 (1.83m x 2.36m)
Front facing, laminate flooring, radiator, built in bed and storage, neutral decor.

Family Bathroom
5'7 x 7'8 (1.70m x 2.34m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Externally
To the front of the property there is imprinted concrete driveway with double gates and private rear garden with imprinted concrete area and artificial grassed area.

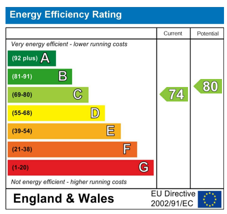
Tenure
We have been advised by the vendors that the property is Freehold.

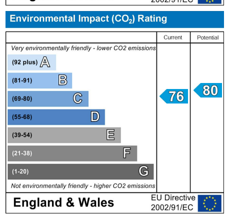
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible 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





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