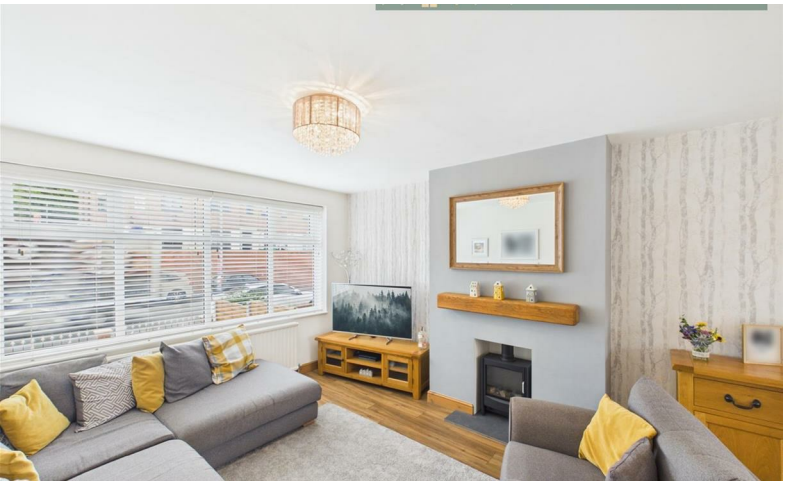
MCDERMOTT & CO

THE PROPERTY AGENTS



£250,000

4 Hulmes Road, Failsworth, Manchester, M35 0QX

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached family home, occupying a generous corner plot on the popular Hulmes Road in Failsworth.

Tastefully modernised throughout and offering well-proportioned accommodation, this fantastic home is ideally suited to first-time buyers, young families and those looking to upsize. The property has been lovingly maintained by the current owners and is ready for immediate occupation.

Briefly comprising entrance porch, spacious open-plan lounge and dining room, modern fitted kitchen, three well-proportioned bedrooms and a contemporary four-piece family bathroom. Bright and airy throughout, the home benefits from neutral décor, modern fittings and an abundance of natural light, creating a warm and welcoming atmosphere.

Hallway

13'7 x 6'7 (4.14m x 2.01m)

A bright and welcoming entrance hallway featuring wood-effect flooring, a radiator and ceiling light fitting. Stairs lead to the first floor, whilst doors provide access to the ground floor accommodation. Beautifully presented in neutral tones throughout, creating an excellent first impression of the home.

Lounge/Dining Room

23'10 x 12'0 (7.26m x 3.66m)

A bright and spacious open-plan lounge and dining room, beautifully presented throughout and designed to provide the perfect environment for modern family living. The lounge area enjoys an abundance of natural light from the large front-facing window and benefits from wood-effect flooring, a radiator, contemporary décor and a feature fireplace with timber mantle, creating a warm and welcoming focal point.

Open through to the dining area, the room offers excellent versatility for both everyday living and entertaining. The dining space comfortably accommodates a family dining table and chairs and benefits from the continuation of the wood-effect flooring, a radiator and French doors providing direct access to the rear garden, seamlessly blending indoor and outdoor living.

Finished to a high standard throughout, this impressive dual-aspect reception space provides the ideal setting for relaxing, dining and entertaining alike.

Kitchen

9'8 x 8'8 (2.95m x 2.64m)

A modern and well-appointed fitted kitchen, beautifully presented and offering an excellent range of shaker-style wall and base units complemented by contrasting wood-effect work surfaces and stylish metro-tiled splashbacks. A large window overlooking the rear garden provides an abundance of natural light, creating a bright and welcoming environment.

The kitchen is fitted with an integrated oven, electric hob with stainless-steel extractor canopy over, stainless-steel sink and drainer unit, and provides dedicated space for white goods. Finished with wood-effect flooring, contemporary lighting and neutral décor throughout, the room combines practicality with modern styling.

Open access to the dining area enhances the sociable layout of the home, making it ideal for both everyday family life and entertaining. A well-designed and functional space that perfectly complements the accommodation on offer.

Stairs & Landing

9'9 x 8'8 (2.97m x 2.64m)

A bright and well-presented staircase rises to the first-floor landing, featuring fitted carpeting, a spindle balustrade and neutral décor throughout. A window to the side elevation allows for an abundance of natural light, creating a bright and welcoming space.

The landing provides access to all first-floor accommodation and benefits from ceiling lighting, a radiator and useful loft access.

Bedroom One

13'0 x 12'2 (3.96m x 3.71m)

A spacious and beautifully presented principal bedroom, enjoying an abundance of natural light from the large front-facing window fitted with venetian blinds. Tastefully decorated in neutral tones, the room benefits from fitted carpeting, a radiator and ceiling light point, creating a bright and relaxing atmosphere.

Generously proportioned throughout, the room offers ample space for a king-size bed and additional bedroom furniture, whilst a useful built-in storage cupboard provides practical wardrobe and storage space.

Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)

A spacious and beautifully presented double bedroom, enjoying an attractive outlook to the rear elevation through a large window that floods the room with natural light. Finished in a contemporary style with neutral décor, the room benefits from fitted carpeting, a radiator and ceiling light fitting, creating a bright and welcoming atmosphere throughout.

Offering ample space for a double bed and a range of bedroom furniture, this well-proportioned room is ideal for family members or guests.

Bedroom Three

7'11 x 6'7 (2.41m x 2.01m)

A well-presented and versatile third bedroom. Benefiting from a window to the front elevation allowing for plenty of natural light, the room features fitted carpeting, a radiator, ceiling light point and neutral décor throughout.

Offering flexibility to suit a variety of needs, the room would make an ideal child's bedroom, nursery, study or dedicated home workspace.

Bathroom

5'6 x 8'7 (1.68m x 2.62m)

A spacious and beautifully presented family bathroom, fitted with a modern four-piece suite comprising a panelled bath, corner shower enclosure with electric shower, pedestal wash hand basin and low-level WC.

Finished with attractive floor-to-ceiling tiling in neutral tones, the room benefits from a chrome heated towel radiator, ceiling lighting and a frosted window to the rear elevation, providing natural light and ventilation. The generous proportions and practical layout create a bright and functional space, perfectly suited to the demands of modern family living.

External

Occupying a generous corner plot, this attractive semi-detached family home enjoys excellent kerb appeal with a well-maintained lawned front garden, enclosed by decorative brick walling and wrought-iron fencing. A gated driveway provides secure off-road parking, whilst a paved pathway leads to the entrance. The side garden offers additional outdoor space and further enhances the property's appealing position.

To the rear, the property benefits from a substantial private garden designed with low-maintenance family living in mind. A large paved patio and decked seating area provide excellent space for outdoor dining, entertaining and relaxation, whilst secure timber fencing creates a safe environment for children and pets. The generous outdoor space offers ample room for garden furniture, play equipment and further landscaping, making it perfectly suited to modern family life.

Combining excellent outdoor entertaining space with a sizeable corner plot position, the gardens perfectly complement the accommodation on offer and provide an ideal setting to enjoy throughout the year.

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:

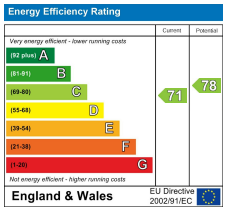
- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

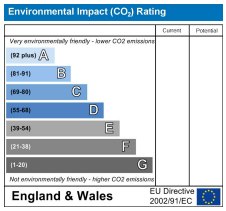
Rates for a single property

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.

Directions





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