



MCDERMOTT & CO
THE PROPERTY AGENTS



£270,000

20 Birch Avenue, Failsworth, Manchester, M35 0SF

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Modermott & Co offer to the market this three bedroom semi detached property. Situated very convenient for local shops, bus routes and access to Manchester City Centre the property.

Briefly comprises of: entrance hall with stairs to first floor, lounge with bay window, kitchen/diner, 2nd reception area with patio doors to rear garden, to the first floor are two double bedrooms both with built in wardrobes and single third bedroom, modern family bathroom.

External at the front of the property there is a lawned area and paved shared driveway leading to garage at the rear of the property. There is a private rear garden with paved areas and artificial grassed area.

NEW PRICE

Entrance Hallway

4'8 x 5'10 (1.42m x 1.78m)
Entrance hall, vinyl flooring, radiator, neutral decor, door into lounge, stairs off.

Lounge

16'1 x 13'9 (4.90m x 4.19m)
Front facing into bay window, carpeted, feature gas fire with hearth, neutral decor, wall lights, under stairs storage, door into kitchen/diner

Kitchen/Diner

8'6 x 16'9 (2.59m x 5.11m)
Rear facing, range of fitted wall and base units in grey gloss finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in bosch electric oven and electric hob with extractor hood over, integrated bosch fridge freezer, washing machine, tiled flooring, radiator, spotlights, neutral decor.

2nd Reception Area

7'7 x 6'10 (2.31m x 2.08m)
Off kitchen/diner, side and rear facing, laminate flooring, wall light, neutral decor, patio doors leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, window at the top of the stairs side facing - landing, carpeted, neutral decor, loft access.

Bedroom One

10'5 x 10'3 (3.18m x 3.12m)
Front facing, carpeted, radiator, built in storage cupboards, neutral decor.

Bedroom Two

10'5 x 8'11 (3.18m x 2.72m)
Rear facing, carpeted, radiator, built in storage cupboards, neutral decor.

Bedroom Three

6'11 x 6'5 (2.11m x 1.96m)
Front facing, carpeted, radiator, neutral decor.

Bathroom

5'5 x 7'8 (1.65m x 2.34m)
Rear facing., three piece bathroom suite in white comprising vanity sink and toilet, shower cubicle, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

External

To the front of the property there is a lawned area and paved shared driveway leading to garage at the rear of the property. There is a private rear garden with paved areas and artificial grassed area.

Tenure

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

