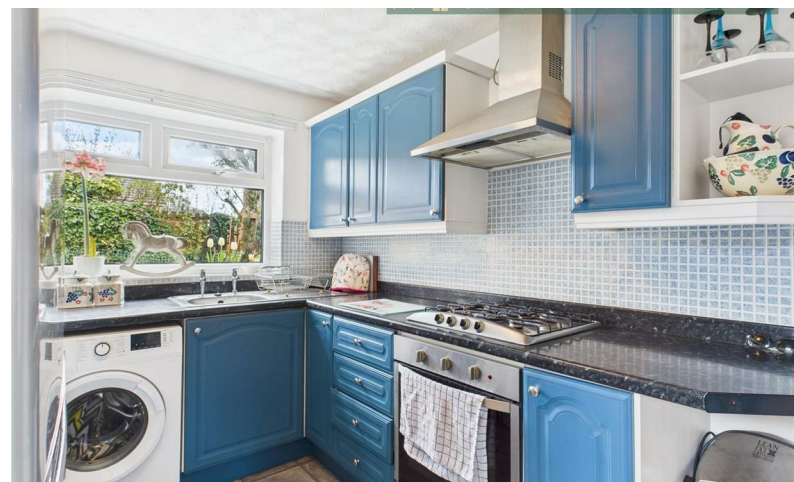




MCDERMOTT & CO
THE PROPERTY AGENTS



£215,000

13 Dalston Avenue, Failsworth, Manchester, M35 9LH

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Nestled in a quiet cul-de-sac in the Failsworth area and offered with no vendor chain McDermott & Co are pleased to bring to the market this two bedroomed semi-detached home conveniently located to all surrounding schools, amenities and public transport links accessed via Roman Road and Ashton Road East. Benefitting from upvc double glazing the internal accommodation briefly comprises of side entrance , dining room, lounge and kitchen with door to rear garden, stairs off entrance lead to the first floor where there are two bedrooms and family bathroom. Double driveway to the front providing off road parking for two vehicles, private rear garden with artificial grass and paved areas. Within close proximity to Hollinwood Tram Stop for links between Manchester and Oldham and close by access to M60 routes.

Entrance into 2nd Reception/Dining Room

15'1 x 12'7 (4.60m x 3.84m)
Rear and side facing, carpeted, two radiators, log burning fire with surround and hearth, neutral decor, under stairs storage cupboard.

Lounge

11'2 x 8'7 (3.40m x 2.62m)
Front facing into bay window, carpeted, electric fire log burning effect with surround and hearth, neutral decor.

Kitchen

7'10 x 9'8 (2.39m x 2.95m)
Rear facing, range of fitted wall and base units in blue finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, free standing fridge freezer, free standing washer, free standing dryer, vinyl flooring, neutral decor, loft access, door leading to rear garden.

Stairs

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

Bedroom One

12'8 x 11'2 (3.86m x 3.40m)
Front facing into bay window, radiator, fireplace surround.

Bedroom Two

9'2 x 12'5 (2.79m x 3.78m)
Front and rear facing, carpeted, two radiators, neutral decor.

Family Bathroom

6'9 x 6'5 (2.06m x 1.96m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring, storage cupboard.

Externally

At the front there is a driveway for two cars and a private rear south east facing garden with artificial grassed area and paved 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

