



MCDERMOTT & CO
THE PROPERTY AGENTS



£225,000

58 Dunkerley Avenue, Failsworth, Manchester, M35 0EB

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****REDUCED** **THREE BEDROOMS** **SEMI DETACHED** ** LARGE REAR GARDEN,** **MODERN FAMILY BATHROOM****

McDermott & Co and pleased to bring to the market this three bedroomed semi detached property. Situated close to local amenities, schools and transport links. Benefitting from gas central heating and upvc double glazing. The property comprises of entrance hallway with double doors to rear garden, kitchen, three bedrooms and modern family bathroom. Externally to the front of the property there is a stoned area with steps to front door and a private large rear garden with stoned area, decked area and lawned area.

Entrance Hallway

6'1 x 9'1 (1.85m x 2.77m)
Window to side, laminate flooring, radiator, neutral decor, stairs off, doors leading to lounge and kitchen.

Lounge

12'0 x 17'9 (3.66m x 5.41m)
Front facing into bay window and rear facing, laminate flooring, radiator, neutral decor, patio doors leading to rear garden.

Kitchen

7'1 x 17'1 (2.16m x 5.21m)
Rear and side facing, range of fitted wall and base units in white 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, radiator, plumbing for washer, plumbing for dishwasher, vinyl flooring, neutral decor, under stairs storage, door leading to rear garden.

Stairs

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

Bedroom One

10'4 x 11'1 (3.15m x 3.38m)
Front facing, carpeted, radiator, neutral decor.

Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)
Rear facing, carpeted radiator.

Bedroom Three

8'0 x 5'7 (2.44m x 1.70m)
Front facing, carpeted, radiator, neutral decor, built in bed.

Family Bathroom

8'0 x 4'7 (2.44m x 1.40m)
Rear facing, three piece bathroom suite in white comprising vanity sink and vanity toilet, shower over bath, radiator, built in shelving with lighting, fully tiled walls, tiled flooring, spotlights.

Externally

At the front of the property there is a stoned area with steps to front door and a private large rear garden with stoned area, decked area and lawned 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

