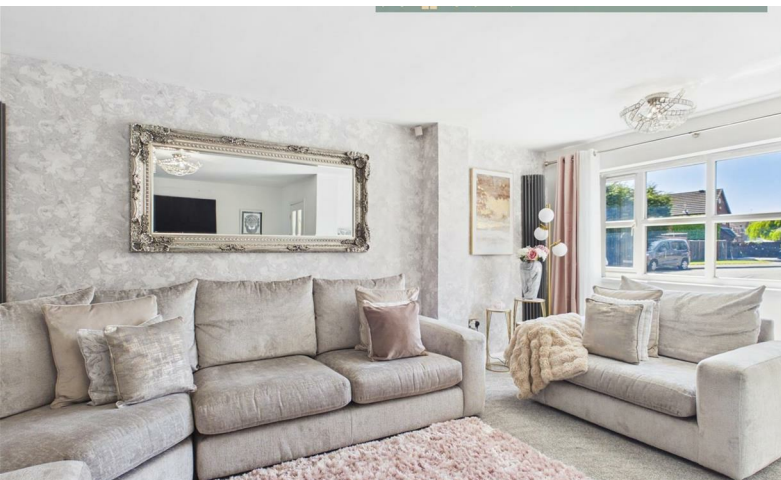




MCDERMOTT & CO
THE PROPERTY AGENTS



£318,000

51 Ravenoak Drive, Failsworth, Manchester, M35 9RQ

51 Ravenoak Drive, Failsworth, Manchester, M35 9RQ

McDermott & Co are delighted to offer to the market this three bedroomed detached home occupying a corner plot in the popular Failsworth area.

Built circa 1995 the Ravenoak Drive Development is both popular and sought after. Presented to a high standard, this turn key ready home is warmed by gas central heating and has UPVC double glazing throughout.

Having been modernised throughout including the addition of a single front extension and a rear double extension providing spacious living accommodation and open plan aspects.

Internally the layout comprises of entrance hall, lounge, open plan dining/kitchen with integrated appliances and duble doors leading out to the rear garden.

Entrance Vestibule

4'3 x 4'9 (1.30m x 1.45m)
Laminate flooring, neutral decor, leading in to lounge.

Lounge

15'6 x 14'6 (4.72m x 4.42m)
Front facing, carpeted, feature electric fire with surround, three feature radiators, neutral decor, stairs off.

Dining Kitchen

15'6 x 20'5 (4.72m x 6.22m)
Rear facing, range of fitted wall and base units in white and grey with complimentary granite worktops, breakfast bar, gas hob with extractor over, integrated double oven/microwave/dishwasher/washing machine, wine cooler, American fridge freezer, radiator, tiled flooring, spotlights, understairs storage, neutral decor, double patio doors in to rear garden.

Stairs and Landing

Stairs off the lounge lead to first floor, carpeted, neutral decor, landing-carpeted, neutral decor, storage cupboard, loft access.

Bedroom One

13'8 x 11'3 (4.17m x 3.43m)
Rear facing, carpeted, radiator, neutral decor, beams, storage cupboard into loft space, fitted mirrored wardrobes. Open into:

Dressing Area

12'4 x 9'2 (3.76m x 2.79m)
Fitted wardrobes, carpeted, neutral decor.

En-Suite

3'0 x 8'11 (0.91m x 2.72m)
Three piece suite in white finish, wc, vanity sink & shower cubicle, radiator, neutral decor, fully tiled walls and flooring.

Bedroom Two

9'1 x 7'9 (2.77m x 2.36m)
Front facing, carpeted, radiator, neutral decor.

Bedroom Three

6'2 x 8'0 (1.88m x 2.44m)
Front facing, carpeted, radiator, neutral decor.

Bathroom

5'6 x 6'6 (1.68m x 1.98m)
Side facing, three piece bathroom suite in white comprising of wc, sink, heated towel rail, neutral decor, fully tiled walls and flooring.

External

Garden fronted, driveway, private rear garden, paved, side access.

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

