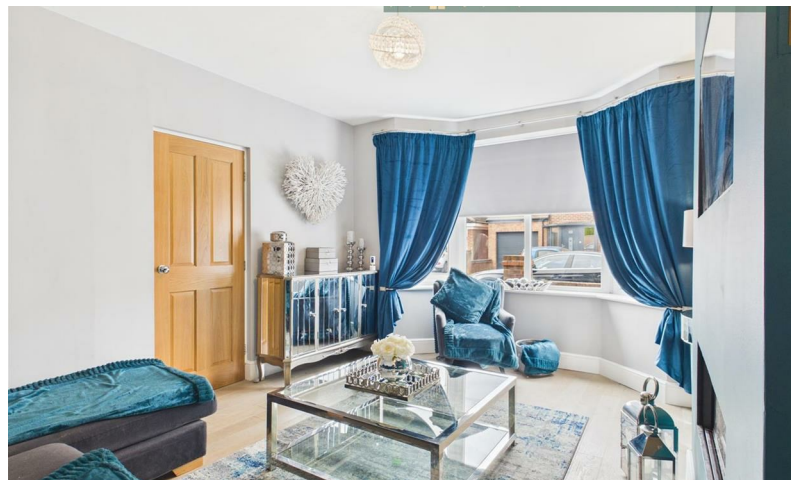
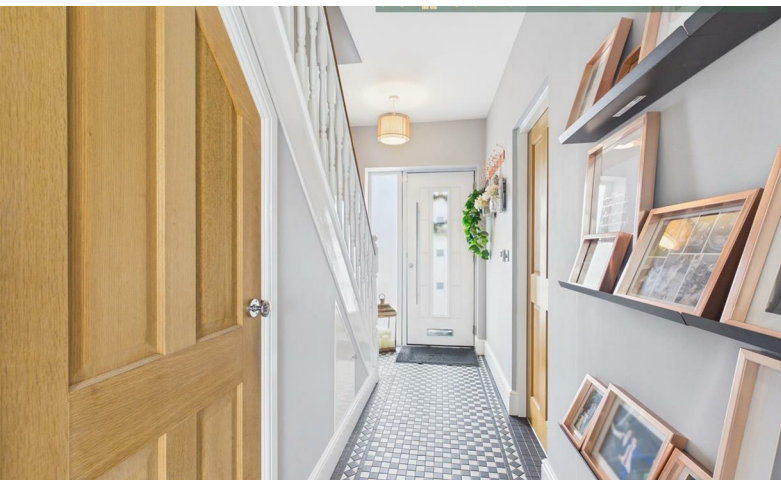




MCDERMOTT & CO

THE PROPERTY AGENTS



£395,000

3 Alexander Avenue, Failsworth, Manchester, M35 9JX

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McDermott & Co are delighted to bring to the market 3 Alexander Avenue in the heart of Failsworth, a super stunning family home which has been substantially extended & fully renovated to a high standard.

The open plan living arrangements are in high demand for buyers. The carefully thought layout comprises entrance hall to stairs, downstairs wc, snug lounge, utility room, open plan kitchen/living/dining complete with feature large bi folding doors providing direct access to the rear garden.

To the first floor off the spacious landing is access to all four bedrooms and spacious family bathroom with feature free standing roll top bath & separate walk in shower. The master bedroom is complete with walk in wardrobe and en-suite shower room.

Entrance Hallway

6'3 x 13'2 (1.91m x 4.01m)

Tiled flooring, neutral decor, stairs off, doors leading to lounge, downstairs wc and dining kitchen.

Lounge

11'7 x 14'11 (3.53m x 4.55m)

Front facing into bay window, laminate flooring, gas feature fire, elec blinds.

Downstairs WC

2'6 x 6'0 (0.76m x 1.83m)

Two piece suite in white comprising vanity sink and toilet, tiled flooring, spotlight, neutral decor.

Dining Kitchen/Living

21'10 x 15'7 (6.65m x 4.75m)

Rear facing, modern range of fitted wall and base units in Grey matte finish with complimentary marble effect worktops and large island with inset sink & drainer with mixer taps over, drawers and small breakfast bar area. Two built in electric ovens and gas hob with extractor hood over, integrated fridge freezer, microwave, coffee machine, wine cooler and dishwasher, tiled flooring, spotlights, tv point, skylight, large bi fold patio doors, neutral decor.

Utility Room

4'10 x 11'10 (1.47m x 3.61m)

Rear facing, range of fitted wall and base units in grey finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, space for free standing dryer, plumbing for washer, tiled splashback, tiled flooring, spotlights, neutral decor.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, inset low level lighting up the stairs. Landing, carpeted, neutral decor, loft access.

Bedroom One

9'10 x 12'9 (3.00m x 3.89m)

Front facing into bay window, window seat with storage, carpeted, radiator, neutral decor, walk in wardrobe and en-suite off

Walk in Wardrobe

Carpeted, spotlights, rails, shelves and drawers, neutral decor, loft access.

En-Suite

9'5 x 3'4 (2.87m x 1.02m)

Rear facing, three piece suite in white comprising vanity sink and toilet, shower enclosure, partly tiled walls, laminate flooring, spotlights, neutral decor.

Bedroom Two

10'8 x 10'6 (3.25m x 3.20m)

Front facing into bay window, carpeted, radiator, neutral decor.

Bedroom Three

10'7 x 8'9 (3.23m x 2.67m)

Rear facing, carpeted, radiator, neutral decor.

Bedroom Four

7'6 x 6'4 (2.29m x 1.93m)

Front facing, vinyl flooring, radiator, neutral decor, built in bed with storage.

Bathroom

8'2 x 9'7 (2.49m x 2.92m)

Rear facing, four piece bathroom suite in white comprising sink and toilet, walk in corner shower enclosure with rainfall shower head, free standing roll top bath, radiator, partly tiled walls, tiled flooring, spotlights, neutral decor.

External

To the front there is a driveway for two cars, garage with electric door.

To the rear and private rear garden with paved and artificial grassed area for low maintenance.

Tenure

We have been advised from the vendors that the property is Leasehold for 999 years starting from 1st of June 1934 with Ground Rent of £4.00 per annum.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		