



MCDERMOTT & CO

THE PROPERTY AGENTS



£180,000

25 Dunkerley Avenue, Failsworth, Manchester, M35 0ET

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Offered with chain free vacant possession and situated in the sought after Failsworth area, Mcdermott & Co are pleased to bring to the market this 1930's two bedroom semi detached property.

Benefiting from upvc double glazing and gas central heating throughout, the internal layout briefly comprises: entrance porch, lounge with stairs off, kitchen/diner with patio doors opening to rear garden, two bedrooms and family bathroom.

Small garden to front and good size private rear garden which is laid to lawn with paved patio area.

Within close proximity to local amenities with schools, supermarkets & transport links in walking distance.

This Freehold home would be ideal for first time buyers or BTL investors.

Entrance Porch

Front and side facing, door to the side, carpeted, neutral decor.

Lounge

10'10 x 14'0 (3.30m x 4.27m)

Front facing, carpeted, radiator, neutral decor, stairs off, under stairs storage, arch into kitchen/diner.

Kitchen/Diner

9'2 x 6'11 (2.79m x 2.11m)

Rear facing, raised kitchen area range of fitted wall and base units in white with trim, complimentary work tops and splash back tiling, inset sink and drainer with mixer taps over, built in double oven, gas hob and extractor over, plumbing for washer, tiled flooring, patio doors out to rear garden from dining area.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, window to top of stairs, - Landing, carpeted, neutral decor, loft access.

Bedroom One

11'0 x 12'5 (3.35m x 3.78m)

Front facing, two windows, carpeted, radiator, fitted wardrobes.

Bedroom Two

9'2 x 8'0 (2.79m x 2.44m)

Rear facing, carpeted, radiator.

Bathroom

5'8 x 6'0 (1.73m x 1.83m)

Rear facing, three piece suite in white comprising low level wc, sink, shower over bath, partly wall tiled, radiator, vinyl flooring.

External

There is a small garden front with good sized rear garden with patio and lawned areas.

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

