MCDERMOTT & CO

THE PROPERTY AGENTS

£270,000 Offers Over

16 Birch Avenue, Failsworth, Manchester, M35 0SF

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Offered to the market is 16 Birch Avenue, a three bedroom semi detached property. Benefitting from chain free vacant possession and situated in a highly regarded and convenient location for local shops, bus routes and transport links.

The accommodation which is well presented and maintained throughout briefly comprises of entrance hall with stairs to first floor, lounge with front facing bay window, dining kitchen and conservatory with patio doors leading out to rear garden, To the first floor are two double bedrooms, a third single bedroom and a modern family shower room.

Upvc double glazed and gas centrally heated.

To the front of the property is a lawned garden area and concrete shared driveway leading to garage. To the rear is a private blocked paved garden area.

Entrance Hallway
14'3 x 6'0 (4.34m x 1.83m)
Entrance hall, laminate flooring, radiator, neutral decor, door into lounge, stairs off, under stairs storage.

Lounge
16'2 x 10'4 (4.93m x 3.15m)
Front facing into bay window, wood flooring, feature fire with hearth, neutral decor, wall lights, door into kitchen/diner.

Dining Kitchen
8'6 x 16'8 (2.59m x 5.08m)
Rear facing, range of fitted wall and base units in light oak wooden finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in double electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge freezer, washing machine, integrated slimline dishwasher, tiled flooring, radiator, spotlights, neutral decor, door leading into conservatory.

Conservatory
9'0 x 8'3 (2.74m x 2.51m)
Off kitchen, side and rear facing, tiled flooring, neutral decor, patio doors leading to rear garden.

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

Bedroom One
10'6 x 10'5 (3.20m x 3.18m)
Front facing, carpeted, radiator, built in wardrobes, drawers, dressing table and two bedside cabinets, neutral decor.

Bedroom Two
10'4 x 9'0 (3.15m x 2.74m)
Rear facing, laminate flooring, radiator, neutral decor.

Bedroom Three/Office
7'0 x 6'5 (2.13m x 1.96m)
Front facing, carpeted, radiator, neutral decor, shelving.

Shower Room
5'3 x 7'6 (1.60m x 2.29m)
Rear facing, three piece suite in white comprising vanity sink and toilet unit, walk in shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

External
To the front of the property there is a lawned area and concrete shared driveway leading to garage at the rear of the property. There is a private rear garden with blocked paved area.

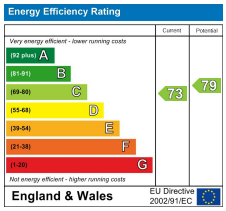
Tenure
We have been advised by the vendors that the property is Freehold.

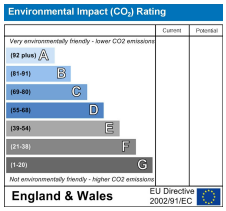
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible 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





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