



MCDERMOTT & CO

THE PROPERTY AGENTS



**£400,000**

13 Parkside Avenue, Failsworth, Manchester, M35 0PF

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McDermott & Co present to the market 13 Parkside Avenue, offered with chain free possession and set on a huge corner plot sits a substantially extended four bedroomed semi detached property in a quiet cul-de-sac in the popular area of Failsworth.

Presented to a high standard throughout whilst maintaining some original features providing a stunning home full of character.

The carefully thought out layout provides vast living accommodation across two floors briefly comprising of entrance hallway, open plan lounge/dining, kitchen, utility area, downstairs wc & conservatory. The first floor consists of 4 bedrooms the master is complete with feature free standing bath, family shower room with wet area and a further shower room.

## Entrance Hallway

5'10 x 12'5 (1.78m x 3.78m)

Entrance hallway, wood effect laminate flooring, radiator, wall lights, partly panelled walls, neutral decor, stairs off.

## Lounge Dining

12'9 x 23'3 (3.89m x 7.09m)

Front and rear facing into dual aspect bay windows, wood effect laminate flooring, three radiators.

## Kitchen

15'11 x 12'3 (4.85m x 3.73m)

Rear facing, range of fitted wall and base units in blue finish with complimentary white laminate worktops. Inset sink and drainer with mixer taps over, built in double electric oven and induction hob with extractor hood over, tiled splashback, free standing American fridge freezer, free standing washing machine, integrated dishwasher, wood effect laminate flooring, spotlights, neutral decor, doors leading into conservatory.

## Conservatory

9'1 x 10'6 (2.77m x 3.20m)

Rear facing, stairs down, carpeted, radiator, neutral decor. Doors on both sides lead out to the rear patio area leading to the garden.

## Utility Area

2'11 x 6'0 (0.89m x 1.83m)

Front and side facing, housing the boiler, vinyl flooring, part tiled walls, vinyl flooring, door leading to downstairs wc.

## Downstairs WC

2'9 x 6'0 (0.84m x 1.83m)

Front facing, two piece bathroom suite in white comprising corner sink and toilet, vinyl flooring, partly tiled walls, neutral decor.

## Stairs and Landing

Stairs leading to all first floor rooms, stairs leading to the left and right, partly carpeted, partly panelled walls, neutral decor - landing, carpeted, neutral decor, partly panelled walls, neutral decor, loft access.

## Bedroom One

11'11 x 11'2 (3.63m x 3.40m)

Rear facing into bay window, laminate flooring, radiator, feature panelled wall, free standing bath, neutral decor.

## Bedroom Two

11'9 x 11'4 (3.58m x 3.45m)

Front facing into bay window, carpeted, radiator, built in wardrobes, drawers and dressing table in bay window.

## Main Shower Room

7'4 x 8'6 (2.24m x 2.59m)

Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, wet room area with rainfall shower head and glass shower screen, partly tiled walls, spotlights, neutral decor.

## Bedroom Three

8'2 x 12'3 (2.49m x 3.73m)

Rear facing, carpeted, radiator, built in sheeves and cupboards, free standing mirrored wardrobe, neutral decor.

## Shower Room

5'10 x 2'8 (1.78m x 0.81m)

Side facing, one piece bathroom suite in white comprising shower cubicle, heated chrome towel rail, fully tiled walls, spotlights.

## Bedroom Four/Office

7'0 x 7'0 (2.13m x 2.13m)

Front facing, laminate flooring, radiator.

## External

To the front there is an imprinted concrete driveway leading to detached garage. At the rear there is block paved steps down into the stunning large lawned garden with woodland views, shed & greenhouse.

## Garage

17'10 x 8'2 (5.44m x 2.49m)

## 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

