MCDERMOTT & CO

THE PROPERTY AGENTS

£320,000 O.I.R.O

19 Laburnum Avenue, Failsworth, Manchester, M35 0NQ

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McDermott & Co are pleased to offer to the market 19 Laburnum Avenue, Failsworth, this well presented dormer bungalow offers spacious and versatile living, ideal for a range of buyers including families and downsizers. The property has undergone majority refurbishment works within the last 12 months including, walls fully replastered, full new roof, full rewire, new radiators, new insulation, newly installed wet room, completed with neutral redecoration throughout, creating a blank canvas ready for a buyer to create their own perfect home.

The layout is thoughtfully arranged, featuring bright and well-proportioned living spaces, a fitted kitchen, and a flexible bedroom layout across both floors, the property benefits from a brand new wet room, The dormer design provides valuable additional space, ideal for bedrooms, a home office, or guest accommodation.

The property benefits from a well-maintained rear garden, perfect for relaxing or entertaining, along with a separate garage providing additional storage or secure parking and a large driveway and front garden area.

Entrance Hallway
3'4 x 8'5 (1.02m x 2.57m)
Side facing entrance hallway, neutral décor, radiator, doors leading off to ground floor rooms and stairs with storage leading to first floor Dorma.

Lounge
19'0 x 11'9 (5.79m x 3.58m)
Front facing lounge with bay window, neutral décor, radiator x 2.

Dining/2nd Reception Room
13'1 x 11'9 (3.99m x 3.58m)
Rear facing with bay window, neutral decor, radiator x 2, could also be used as a fourth bedroom.

Wet Room
6'1 x 5'2 (1.85m x 1.57m)
Side facing wet room, comprising of WC, white basin, shower unit, fully tiled walls, electric shaving points.

Bedroom 1
9'5 x 11'9 (2.87m x 3.58m)
Front facing neutral decor, radiator.

Kitchen
7'7 x 11'10 (2.31m x 3.61m)
Rear facing kitchen with a range of wall and base units, integrated electric oven and microwave, electric hob, stainless steel inset sink with mixer tap, tiled flooring and spotlights.

Conservatory
10'7 x 6'6 (3.23m x 1.98m)
Rear and side facing conservatory, tiled flooring, neutral décor and wall lights.

Stairs and Landing
Off the entrance hall, leading to first floor rooms.

Bedroom 2
8'2 x 11'8 (2.49m x 3.56m)
Rear facing neutral decor, radiator.

Bedroom 3
8'3 x 11'8 (2.51m x 3.56m)
Front facing neutral décor, radiator.

Garage
18'11 x 9'1 (5.77m x 2.77m)
Detached garage with double doors, power & lighting.

External
This property benefits from a driveway for up to three cars and a small garden area to the front with plants and tree, the paved drive runs down the side leading to the garage and rear garden which is presented beautifully with an artificial grassed area surrounded by mature shrubs.

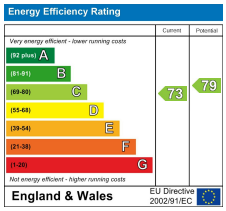
Tenure
Freehold

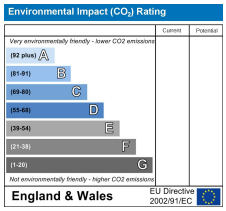
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you’re eligible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





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