



MCDERMOTT & CO
THE PROPERTY AGENTS



£305,000 Offers Over

46 Norfolk Crescent, Failsworth, Manchester, M35 0WG

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McDermott & Co are proud to present this beautifully presented extended three-bedroom semi-detached family home, occupying a sought-after position on Norfolk Crescent in Failsworth.

Offering approximately 895 sq ft of well-proportioned accommodation, this attractive home is ideal for first-time buyers, young families and those looking for a property ready to move straight into. Well maintained throughout, the property combines comfortable living space with modern fixtures and fittings to create a welcoming family home.

The accommodation briefly comprises an entrance hallway, spacious lounge, adjoining dining room and a modern fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary shower room. Flooded with natural light throughout, the property offers a practical layout perfectly suited to modern family living.

Hallway

11'5 x 6'1 (3.48m x 1.85m)
A bright hallway with wood-effect flooring, a radiator and stairs leading to the first floor.

Providing access to the ground floor accommodation, this practical space creates a welcoming entrance to the home

Lounge

11'4 x 11'5 (3.45m x 3.48m)
A spacious lounge with a large window to the front elevation allowing plenty of natural light throughout. Benefiting from wood-effect flooring, a radiator and ceiling light fitting.

A feature fireplace with decorative surround provides a focal point to the room, whilst the generous proportions offer ample space for seating. Open plan through to the dining area, creating a bright and sociable living space ideal for everyday family life.

Dining Room

15'2 x 9'8 (4.62m x 2.95m)
A bright dining room benefiting from wood-effect flooring, a radiator and ceiling light fitting.

Offering ample space for a dining table and chairs, the room is ideal for family meals and entertaining. French doors lead directly to the rear garden, whilst the open-plan layout flows seamlessly into the lounge.

Kitchen

14'7 x 7'5 (4.45m x 2.26m)
A modern fitted kitchen offering a range of wall and base units complemented by wood-effect work surfaces and metro-style tiled splashbacks.

Integrated appliances include an electric oven, hob with extractor hood above and stainless-steel sink and drainer unit. The room benefits from tiled flooring, ceiling spotlights, windows overlooking the rear garden and a side access door providing access outside.

Well presented throughout, the kitchen offers ample storage and worktop space, making it a practical and functional space for everyday living.

Stairs & Landing

5'6 x 3'1 (1.68m x 0.94m)
A staircase with fitted carpeting rises to the first-floor landing. Benefiting from a window to the side elevation allowing plenty of natural light, the landing provides access to all first-floor accommodation.

Finished in neutral décor throughout, this bright and practical space also benefits from a loft access hatch providing useful additional storage.

Bedroom One

15'2 x 9'6 (4.62m x 2.90m)
A spacious double bedroom benefiting from a large window to the rear elevation, allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and pendant lighting.

Built-in wardrobes provide useful storage, whilst the generous proportions offer ample space for a double bed and additional furniture. A bright and well-presented principal bedroom.

Bedroom Two

14'11 x 7'9 (4.55m x 2.36m)
A spacious double bedroom benefiting from dual-aspect windows to the front and side elevations,

allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and pendant lighting.

Offering ample space for a double bed and additional furniture, this bright and well-presented bedroom provides comfortable accommodation and is ideal for family members or guests.

Bedroom Three

11'3 x 9'6 (3.43m x 2.90m)
A well-presented third bedroom benefiting from a large window to the front elevation, allowing plenty of natural light throughout. The room features wood-effect flooring, a radiator and pendant lighting.

Shower Room

8'2 x 7'9 (2.49m x 2.36m)
A modern shower room fitted with a contemporary three-piece suite comprising a walk-in shower, vanity wash hand basin with storage beneath and low-level WC.

Benefiting from attractive full-height wall tiling, a heated towel radiator, recessed spotlighting and a frosted window providing natural light and ventilation. Beautifully presented throughout, this stylish shower room offers a bright and practical space for everyday use.

External

Occupying a generous corner plot, this attractive semi-detached family home enjoys excellent kerb appeal with a gated block-paved driveway providing ample off-road parking and access to the detached garage. Mature planting, decorative boundaries and well-maintained frontage further enhance the property's appeal.

To the rear, the property benefits from a substantial enclosed garden, mainly laid to lawn and offering excellent space for family enjoyment, entertaining and outdoor activities. A paved patio area positioned directly off the rear of the property provides the perfect setting for outdoor dining and relaxation, whilst mature trees, established shrubs and fenced boundaries create a pleasant and private environment.

Further benefits include a detached garage, external storage areas and gated side access. Beautifully maintained throughout, the outdoor space perfectly complements the spacious accommodation on offer.

Tenure - Leasehold

The property is listed as leasehold with 937 years remaining and an annual ground rent of ***

Stamp Duty Land Tax

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%

Directions

