



MCDERMOTT & CO

THE PROPERTY AGENTS



£315,000

4 Rings Close, Failsworth, Manchester, M35 0SQ

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****REDUCED** **CHAIN FREE** **CUL-DE-SAC** **IDEAL FOR FAMILIES** **LOFT CONVERSION** **DETACHED** **WELL PRESENTED** **SUMMER HOUSE****

Mcdermott & Co is delighted to bring to the market this well presented 4 bedroomed detached family home set in the popular residential area of Failsworth nestled in a quiet cul-de-sac within close proximity to schools, local amenities and public transport links. Warmed by combi gas central heating and UPVC double glazing throughout the accommodation briefly comprises of entrance hallway with stairs off to first floor, lounge, dining area, modern kitchen, three bedrooms to the first floor, two of which are double bedrooms and modern family 4 piece bathroom, staircase to loft room/fourth bedroom which has full permissions and building regulations. Externally offers a printed driveway with space for 2 cars and a rear garden completed with artificial lawned area and summer house with electrical supply. Ready to occupy and viewings highly recommended to appreciate what this property has to offer.

Entrance Porch

1'9 x 7'10 (0.53m x 2.39m)
Entrance porch leading into hallway.

Hallway

14'10 x 5'11 (4.52m x 1.80m)
Laminate flooring, modern wall feature panelling, leading into lounge and kitchen, stairs off.

Lounge

14'1 x 10'4 (4.29m x 3.15m)
Front facing into bay window, laminate flooring, gas fire with surround and hearth, wall lights, modern wall feature panelling, tv point, radiator, neutral decor, arch leading into dining area.

Kitchen/Diner

8'6 x 16'8 (2.59m x 5.08m)
Rear facing with window, modern range of fitted wall and base units in white gloss finish with complimentary marble feature worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge freezer, plumbing for washer, laminate flooring, neutral decor, radiator in dining area with patio doors leading to rear garden.

Stairs

Carpeted, glass bannister, window to top of stairs.

Bedroom 1

10'2 x 12'7 (3.10m x 3.84m)
Front facing with window, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom 2

10'2.2 x 8'10 (3.10m x 2.69m)
Rear facing with window, carpeted, radiator, neutral decor.

Bedroom 3

6'11 x 6'5 (2.11m x 1.96m)
Front facing with window, carpeted, radiator, neutral decor.

Family Bathroom

7'0 x 7'7 (2.13m x 2.31m)
Rear facing with window, four piece bathroom suite in white comprising vanity sink and toilet, bath, shower cubicle with electric shower, heated chrome towel rail, fully tiled walls, tiled flooring.

Stairs

Access to loft room, painted white, glass bannister, neutral decor.

Bedroom 4

2 velux windows, carpeted, in eaves storage, radiator, wood wall feature, neutral decor.

Summer House

7'10 x 21'6 (2.39m x 6.55m)
Brick built, laminate flooring, electric heater, spotlights, velux window, neutral decor.

Externally

Concrete imprinted driveway for 2 cars, a private rear garden with paved and artificial lawned areas, access to summer house.

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 usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

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

