MCDERMOTT & CO

THE PROPERTY AGENTS

£459,995

2 Margrove Close, Failsworth, Manchester, M35 9XQ

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CHAIN FREE **DETACHED** **CORNER PLOT** **LIME LANE ESTATE** **4 BEDROOMS ** **THREE BATHROOMS** **DINING ROOM** **CONSERVATORY** **MODERN KITCHEN** **MODERN BATHROOM** **DRIVEWAY** **GARAGE**

Mcdermott & co are delighted to bring to the market this detached corner plot four bedroomed property. Warmed by gas central heating and benefitting from upvc double glazing and situated on the popular Lime Lane Estate. The property comprises of entrance porch, hallway, double doors into lounge, double doors into dining room, modern kitchen, downstairs WC, conservatory. To the first floor, bedroom on with modern en-suite, all bedrooms having built in wardrobes, family bathroom. Externally there is a driveway of 2 cars and an integral garage. To the rear of the property a south facing wrap around mature garden with paved area and lawned area and is south facing.

Entrance Porch
Porch white upvc, tiled flooring, wall light, leading into hallway.

Hallway
14'8 x 2'10 (4.47m x 0.86m)
Tiled flooring, radiator, stairs off, neutral decor.

Lounge
17'8 x 10'9 (5.38m x 3.28m)
Front facing into bay window, double doors into lounge, carpeted, radiator, tv point, gas feature fire, neutral decor.

Dining Room
9'0 x 10'5 (2.74m x 3.18m)
Rear facing, double doors into dinging room, carpeted, radiator, neutral decor, leading into conservatory.

Kitchen
12'0 x 14'9 (3.66m x 4.50m)
Rear and side facing, modern range of fitted wall and base units in Dark Grey ultra gloss finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, integrated NEF double electric oven and gas hob with extractor hood over, tiled splashback, free standing American fridge freezer, plumbing for washer and dryer, tiled flooring, lighting in kickboard, spotlights, built in dining table, door leading to garage and another leading to rear garden.

Downstairs WC
4'10 x 2'8 (1.47m x 0.81m)
Under stairs WC, two piece bathroom suite in cream comprising sink and toilet, partly tiled walls, tiled flooring, tiled splashback, radiator, neutral decor.

Conservatory
10'6 x 9'9 (3.20m x 2.97m)
Rear facing, white upvc, laminate flooring, neutral decor, double doors leading to rear garden.

Stairs
Stairs leading to all first floor rooms, carpeted, neutral decor.

Landing
8'1 x 9'10 (2.46m x 3.00m)
Carpeted, radiator, storage cupboard, neutral decor, loft access.

Bedroom One
9'9' x 13'2 (2.97m' x 4.01m)
Front facing into bay, carpeted, radiator, built in dressing table, built in wardrobes neutral decor.

En-Suite
4'7 x 7'10 (1.40m x 2.39m)
Side facing, modern three piece bathroom suite in white comprising vanity sink, toilet, shower cubicle, radiator, fully tiled walls, tiled flooring.

Bedroom Two
Front facing, carpeted, radiator, built in wardrobes.

Bedroom Three
7'7' x 9'10 (2.31m' x 3.00m)
Rear facing, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Four
10'0 x 8'2 (3.05m x 2.49m)
Rear facing, carpeted, radiator, building in wardrobes.

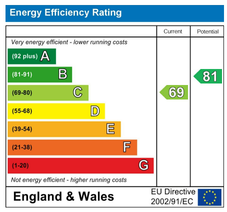
Family Bathroom
6'1 x 6'6 (1.85m x 1.98m)
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, radiator, partly tiled walls, tiled flooring, neutral decor.

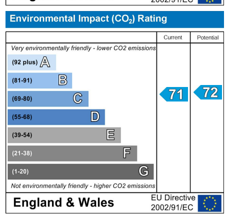
Externally
The property is on a corner plot and has a tarmacked driveway for two cars and integral garage. To the rear a south facing wrap around mature garden with lawned area and paved area and is south facing.

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 SDLTrate
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 SDLTrate
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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