MCDERMOTT & CO

THE PROPERTY AGENTS

£449,950

12 Langton Close, Failsworth, Manchester, M35 9UJ

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CHAIN FREE **IDEAL FOR FAMILIES **CUL-DE-SAC** **DETACHED** **DRIVEWAY** **GARAGE** **SOUGHT AFTER LOCATION** **CONSERVATORY** **EN-SUITE** **DOWNSTAIRS WC** **OFFICE**
McDermott & Co are delighted to bring to the market this four bedroomed detached family home situated on the popular Lime Lane Estate in Failsworth. Tucked away on a quiet cul-de-sac, this property has been well maintained and has scope for further modernisation. Benefitting from upvc double glazing and gas central heating. Internally comprises of entrance hallway, dining room, lounge, kitchen/diner, conservatory, office and integral access to garage. To the first floor are three double bedrooms with two having fitted wardrobe space, 4th bedroom, master bedroom en-suite and family bathroom. Externally imprinted concrete driveway, outside garage access and to the rear a grassed and paved areas. In close proximity to local schools, shops and amenities and a 2 minute drive to Daisy Nook Country Park. Viewing essential to appreciate what this home has to offer.

Entrance Hallway
5'5 x 17'5 (1.65m x 5.31m)
Entrance hallway, laminate flooring, radiator, stairs off.

Dining Room
84 x 10'11 (25.60m x 3.33m)
Front facing, two windows, carpeted, radiator, neutral decor.

Downstairs WC
5'10 x 2'11 (1.78m x 0.89m)
Side facing, two piece bathroom suite in beige comprising wc and sink, tiled splashback, radiator, partly tiled walls, tiled flooring, neutral decor.

Office
8'1 x 8'2 (2.46m x 2.49m)
Laminate flooring, radiator, neutral decor.

Lounge
11'4 x 15'6 (3.45m x 4.72m)
Rear facing into bay, radiator, gas fire with surround and hearth, neutral decor.

Kitchen/Diner
9'6 x 13'4 (2.90m x 4.06m)
Rear facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated dishwasher, tiled flooring, lighting in kickboards, radiator, neutral decor.

Conservatory
9'10 x 12'4 (3.00m x 3.76m)
Rear facing, white upvc, tiled flooring, wood burning with glass hearth, neutral decor.

Stairs and Landing
Stairs leading to all first floor rooms, carpeted, neutral decor, window to the side, landing - carpeted, radiator, storage cupboard, neutral decor and loft access.

Bedroom One
9'9 x 11'5 (2.97m x 3.48m)
Front facing, carpeted, radiator, two storage cupboards/wardrobes, neutral decor, leading to en-suite

En-Suite
4'11 x 5'0 (1.50m x 1.52m)
Side facing, three piece bathroom suite in white comprising sink and toilet, cubicle, radiator, partly tiled walls, vinyl flooring, neutral decor.

Bedroom Two
10'6 x 8'1 (3.20m x 2.46m)
Rear facing, carpeted, radiator, two storage cupboards/wardrobes, neutral decor.

Bedroom Three
10'8 x 8'3 (3.25m x 2.51m)
Rear facing, laminate flooring, radiator.

Bedroom Four
9'4 x 6'7 (2.84m x 2.01m)
Front facing, two windows, radiator, neutral decor.

Family Bathroom
7'9 x 5'0 (2.36m x 1.52m)
Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, tiled flooring.

Garage
8'4 x 9'1 (2.54m x 2.77m)
Access from front or office, electrics, storage cupboards, fridge freezer, plumbing for washer.

Externally
To the front of the property there is an imprinted concrete driveway and lawned area and to the rear there are grassed paved areas.

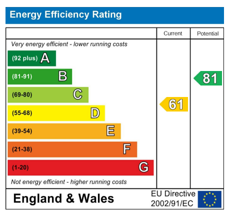
Tenure
We have been advised by the vendors that the property is Freehold.

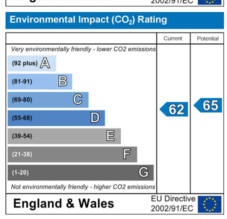
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible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