



MCDERMOTT & CO
THE PROPERTY AGENTS



£320,000

Crime Cottage, 8 Crime View, Cutler Hill Daisy Nook, Manchester, OL8 3NZ

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****REDUCED** **BEAUTIFULLY PRESENTED** **THREE BEDROOMS** **COTTAGE STYLE** ** TWO RECEPTION ROOMS**
DRIVEWAY **OVERLOOKING CRIME LAKE** **SOME ORIGINAL PERIOD FEATURES****

McDermott & Co are delighted to offer to the market this three bedroomed semi detached cottage style property. Situated in the Woodhouses/Daisy Nook area of Failsworth this gorgeous property benefits from upvc double glazing, gas central heating, The property which has retained some original features briefly comprises entrance porch, lounge, 2nd reception/dining room, kitchen, three bedrooms two of which are doubles and main family bathroom. Externally there is a driveway and a private rear garden.****VIEWING ESSENTIAL****

Entrance Porch

2'10 x 4'0 (0.86m x 1.22m)
Entrance porch with composite front door, two windows to the sides, tiled flooring, neutral decor, feature stained glass internal front leading into lounge.

Lounge

10'11 x 13'8 (3.33m x 4.17m)
Front and side facing with side window into bay, solid wood flooring, tv point, radiator, fire place with surround and hearth with cast iron fire, neutral decor.

2nd Reception/Dining Room

11'11 x 13'7 (3.63m x 4.14m)
Side facing into bay window, solid wood flooring, radiator, brick built fireplace with hearth and wood burning fire, neutral decor, stairs off, under stairs storage cupboard.

Kitchen

8'10 x 13'5 (2.69m x 4.09m)
Rear facing, modern range of fitted wall and base units in soft grey finish with complimentary concrete worktops. Inset belfast sink and drainer with mixer taps over, gas range cooker with extractor hood over, granite splashback over cooker area, free standing fridge freezer, free standing washing machine, free standing dryer, radiator, tiled flooring, neutral decor.

Stairs and landing

Stairs leading to all first floor rooms, carpeted, neutral decor, landing - carpeted, radiator, 2 window to the side, free standing drawers, wall lights, neutral decor, loft access.

Bedroom One

11'0 x 13'7 (3.35m x 4.14m)
Front facing, carpeted, radiator, built in storage cupboards, free standing wardrobe, neutral decor.

Bedroom Two

8'9 x 9'5 (2.67m x 2.87m)
Side facing, carpeted, radiator, free standing wardrobe and drawers, neutral decor.

Bedroom Three

9'0 x 5'9 (2.74m x 1.75m)
Rear facing, carpeted, radiator.

Family Bathroom

9'0 x 6'10 (2.74m x 2.08m)
Rear facing, modern four piece bathroom suite in white comprising sink and toilet, bath, rainfall shower head in shower enclosure, heated chrome towel rail, partly tiled walls and partly panelled walls, tiled flooring, spotlights.

Externally

At the front of the property there is a block paved driveway and a private paved rear garden with two outhouses. There is two spaces to the rear.

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

