



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£474,995**

4 Newcroft, Failsworth, Manchester, M35 9GF

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**\*\*DETACHED TRUE BUNGALOW\*\*FOUR BEDROOMS\*\*LARGE MODERN KITCHEN DINER\*\* GOOD SIZED PLOT\*\*SUMMER HOUSE\*\*PARKNG FOR 5 CARS\*\*STUNNING INTERIOR\*\***

McDermott & Co are delighted to bring to the market this fully renovated and beautifully presented four bedroom detached true bungalow nestled in a quite cul-de-sac off the sought after Willow Park Estate overlooking the communal pond area. The property benefits from upvc double glazing and warmed by gas central heating. Internally comprising of entrance porch, hallway, lounge, dining area/office, large kitchen/dining/lounge, three double bedrooms, bedroom four, modern en-suite to bedroom one, modern family bathroom. Externally there is parking at the front for four cars and one at the side of the property with double gates and a private rear garden with paved and artificial grassed area with summer house.

## Entrance Porch

Entrance porch, wooden flooring, neutral decor.

## Hallway

Wooden flooring, partly panelled walls, neutral decor, storage cupboard, loft access.

## Lounge

Front facing into bay window, carpeted, radiator, neutral decor, leading into dining area.

## Dining Area/Office

Rear facing, carpeted, panelled wall, neutral decor, patio doors leading to rear garden.

## Kitchen/Dining/Lounge

Front and side facing, modern range of fitted wall and base units in soft grey finish with complimentary white worktops. Kitchen island in dark navy with induction hob and extractor under units, storage in island and overlap for breakfast bar seating. Inset sink and drainer with mixer taps over, tiled splashback, built in double electric ovens, integrated microwave, integrated dishwasher, partly panelled walls, three radiators, three velux windows, walls lights.

## Bedroom One

Front facing, carpeted, radiator, spotlights, neutral decor, leading to en-suite.

## En-Suite

Front facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower cubicle, heated chrome towel rail, tiled in shower area, fully tiled flooring, spotlights, neutral decor.

## Bedroom Two

Rear facing, carpeted, radiator, spotlights, neutral decor.

## Bedroom Three

Rear facing, carpeted, radiator, spotlights, neutral decor.

## Bedroom Four

Front facing, wooden flooring, radiator, spotlights, neutral decor.

## Family Bathroom

Rear facing, modern three piece bathroom suite in white comprising sink and toilet, bath, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, built in tv.

## Externally

To the front of the property there is a tarmacked driveway for four cars and a block paved path, to the side of the property there is another tarmacked driveway for one car with double gates. A private rear garden overlooks with an Indian stone area, artificial grassed area, and decked area with lights and pergola over, there is also another area fully covered ideal for a hot tub area or cover in the summer for table.

## Summer House

With electrics.

## 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

