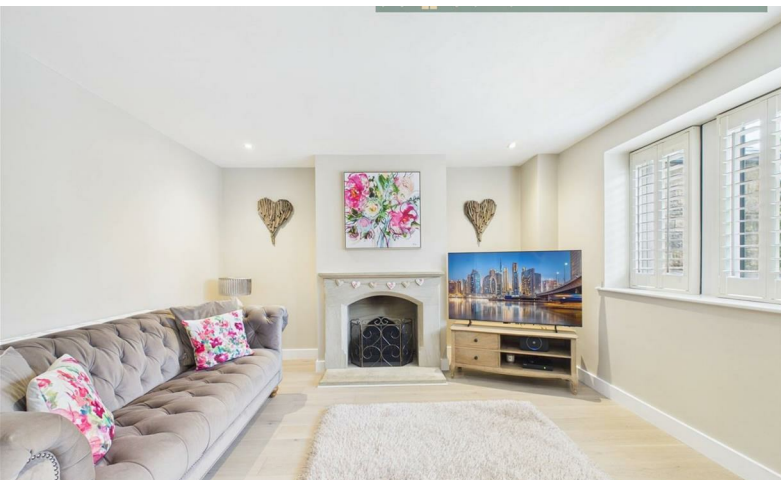




MCDERMOTT & CO
THE PROPERTY AGENTS



£525,000 Offers Over

20 Corbett Way, Denshaw, Saddleworth, OL3 5SX

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McDermott & Co are proud to present this beautifully presented four/five-bedroom semi-detached family home, occupying a sought-after position on Corbett Way, Denshaw. Offering approximately 1,520 sq ft of versatile accommodation arranged over three floors, this spacious home is ideally suited to modern family living.

The accommodation briefly comprises a welcoming entrance hallway, generous lounge and an impressive open-plan kitchen/dining room featuring a central island and bi-folding doors opening onto the rear terrace. A particular feature of the property is the substantial ground-floor principal bedroom, complemented by a contemporary shower room, creating an ideal arrangement for multigenerational living. A further reception room, currently utilised as a home office, offers flexibility to be used as a fifth bedroom if required.

To the first floor are two well-proportioned double bedrooms and a stylish family bathroom, whilst the second floor hosts an additional spacious double bedroom benefitting from its own en suite bathroom.

Hallway

9'1 x 2'11 (2.77m x 0.89m)
A bright and welcoming entrance hallway featuring tiled flooring, ceiling lighting and a staircase rising to the first floor with a contemporary handrail. Finished in neutral tones throughout, the hallway provides access to the ground-floor accommodation and creates an attractive first impression of the home.

Lounge

12'8 x 16'11 (3.86m x 5.16m)
A spacious and beautifully presented lounge featuring a large front-facing window with plantation shutters, wood-effect flooring, recessed spot lighting, a radiator, and an attractive stone fireplace creating a focal point. Offering ample space for a range of lounge furniture, this bright reception room is ideal for both everyday living and entertaining.

Kitchen/Dining Room

18'0 x 16'10 (5.49m x 5.13m)
A stunning open-plan kitchen and dining room fitted with a range of contemporary wall and base units, complementary work surfaces and a central island incorporating additional storage and seating. Integrated appliances include twin ovens, an induction hob and sink unit. The room further benefits from tiled flooring, recessed spot lighting, radiators, a glazed roof lantern and bi-folding doors opening onto the rear decked terrace, flooding the space with natural light. Providing ample room for a family dining table and chairs, this impressive room is ideal for modern living and entertaining.

Shower Room

4'11 x 5'6 (1.50m x 1.68m)
A modern shower room fitted with a three-piece suite comprising a corner shower cubicle, wall-mounted wash hand basin and low-level WC. Complemented by tiled flooring, part-tiled walls, a heated towel rail and ceiling lighting, creating a bright and practical space.

Bedroom One

17'10 x 9'8 (5.44m x 2.95m)
A spacious principal bedroom featuring fitted carpeting, recessed spot lighting, two rooflights, radiators, and French doors opening directly onto the rear garden, allowing an abundance of natural light. Offering ample space for a king-size bed and additional bedroom furniture, this beautifully presented room provides a bright and relaxing retreat.

Bedroom 5/Office

6'3 x 9'5 (1.91m x 2.87m)
A versatile room currently utilised as a home office, featuring a front-facing window, fitted carpeting, ceiling lighting and a radiator. Offering space for a bed and additional furniture, the room would be equally suited as a fifth bedroom, nursery, dressing room or study, making it ideal for modern family living.

Stairs & Landing

Bedroom Two

13'0 x 10'6 (3.96m x 3.20m)
A generous double bedroom featuring a front-facing window with plantation shutters, fitted carpeting, ceiling light fitting and radiator. Offering ample space for a double bed and additional bedroom furniture, this well-presented room provides a bright and comfortable space for family members or guests.

Bedroom Three

9'4 x 10'9 (2.84m x 3.28m)
A spacious double bedroom featuring a rear-facing window overlooking the garden, fitted carpeting, ceiling light fitting and radiator. Offering ample space for a double bed and additional bedroom furniture, this well-presented room provides a bright and comfortable space for family members or guests.

Bathroom

9'2 x 6'0 (2.79m x 1.83m)
A contemporary family bathroom fitted with a three-piece suite comprising a panelled bath, wall-mounted wash hand basin and low-level WC. Complemented by full-height tiling, tiled flooring, under floor electric heating, recessed spot lighting, a chrome heated towel rail and a frosted window providing natural light and ventilation. A stylish and well-appointed bathroom serving the first-floor accommodation.

Bedroom Four

17'5 x 10'5 (5.31m x 3.18m)
A spacious double bedroom featuring fitted carpeting, ceiling light fitting, radiators, two rooflights and a side-facing window with plantation shutters, allowing plenty of natural light. Offering ample space for a double bed and additional bedroom furniture, this well-presented room provides a bright and comfortable bedroom and benefits from access to the adjoining en-suite.

En-suite

7'2 x 6'1 (2.18m x 1.85m)
A modern en suite fitted with a three-piece suite comprising a shower cubicle, corner bath, wall-mounted wash hand basin and low-level WC. Complemented by tiled flooring, tiled walls, a chrome heated towel rail, recessed spot lighting and a rooflight providing natural light and ventilation. A stylish and well-appointed en suite serving the bedroom.

External

To the front, the property benefits from a substantial stone-paved driveway providing ample off-road parking for multiple vehicles, together with a well-maintained lawned garden creating an attractive approach to the home.

To the rear, the property enjoys a private enclosed decked terrace, ideal for outdoor seating, dining and entertaining. Enclosed by attractive dry-stone walling and enjoying an open aspect towards the surrounding greenery, this impressive outdoor space provides a peaceful setting for relaxing and socialising.

Tenure - Leasehold

The property is listed as leasehold with 969 years remaining and an annual ground rent of £0

Stamp Duty Land Tax

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

Directions

