MCDERMOTT & CO

THE PROPERTY AGENTS







£220,000 Offers Over

4 Springfield Close, Failsworth, Manchester, M35 0GB

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McDermott & Co are proud to present this beautifully presented three-bedroom mid-quasi home, occupying a pleasant position on Springfield Close, Failsworth. Offering spacious and well-maintained accommodation throughout, this attractive property is ideally suited to first-time buyers, young families, or investors seeking a property in a popular and well-connected location

The accommodation briefly comprises an entrance hallway, spacious open-plan lounge/dining room and a modern fitted kitchen with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary wet room-style shower room, all accessed from a bright and well-presented landing.

A particular feature of the property is the generous living space, with the open-plan lounge and dining area creating an ideal environment for both family life and entertaining. The home is further enhanced by modern décor, practical storage solutions and an abundance of natural light throughout.

Hallway
3'11 x 7'9 (1.19m x 2.36m)
A hallway featuring wood-effect flooring, a radiator and a staircase rising to the first floor with fitted carpeting and timber handrails. Providing access to the ground-floor accommodation, the space offers a practical entrance to the home.

A particular feature is the decorative panelled wall detail, adding character and complementing the presentation found throughout the property.

Lounge/Dining Room
8'11 x 23'4 (2.72m x 7.11m)
A spacious open-plan lounge / dining room featuring wood-effect flooring, ceiling light fittings and radiators. Benefiting from a large front-facing window and French doors opening onto the rear garden, the room enjoys an abundance of natural light throughout.

A particular feature is the attractive feature fireplace with decorative surround, creating a focal point within the lounge area. The generous proportions provide ample space for both lounge and dining furniture, creating a versatile and sociable living space ideally suited to modern family living and entertaining.

Kitchen
7'9 x 9'10 (2.36m x 3.00m)
A modern fitted kitchen comprising a range of contemporary wall and base units complemented by contrasting work surfaces incorporating a sink and drainer. Benefiting from vinyl flooring, ceiling spot lighting and a rear-facing window allowing plenty of natural light, the room provides ample storage and workspace for everyday living.

Further features include space for a freestanding cooker, washing machine and fridge freezer, whilst a rear door provides direct access to the garden. Finished in a modern style throughout, this practical kitchen is ideally suited to everyday family living.

Stairs & Landing
6'6 x 6'8 (1.98m x 2.03m)
A staircase with fitted carpeting rises to the first-floor landing, featuring painted handrails and contemporary black internal doors. Benefiting from recessed spot lighting and decorative wall panelling, the landing provides access to all first-floor accommodation.

Finished in neutral tones throughout, this bright and well-presented space creates a practical connection between the bedrooms and bathroom whilst complementing the modern décor found throughout the home.

Bedroom One
9'11 x 11'0 (3.02m x 3.35m)
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, a ceiling fan/light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes with mirrored doors, providing excellent built-in storage. Bright and well proportioned throughout, this comfortable bedroom is ideally suited as the principal bedroom.

Bedroom Two
10'4 x 11'9 (3.15m x 3.58m)
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from fitted carpeting, ceiling spotlighting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

Bright and well-proportioned throughout, this comfortable bedroom is ideal for family members or guests and benefits from a useful built-in storage cupboard housing the boiler.

Bedroom Three
7'1 x 8'7 (2.16m x 2.62m)
A single bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and occasional furniture.

Currently utilised as a bedroom, this bright and versatile room is equally suited as a nursery, dressing room or home office, making it ideal for a variety of requirements.

Shower Room
6'4 x 7'9 (1.93m x 2.36m)
A modern wet room-style shower room fitted with a walk-in shower area, pedestal wash hand basin and low-level WC. Complemented by full-height contemporary wall tiling, a non-slip floor, recessed spot lighting and a frosted rear-facing window providing natural light and ventilation.

A particular feature is the accessibility-friendly design, incorporating grab rails and a fold-down shower seat. Bright and practical throughout, this well-appointed shower room serves the first-floor accommodation.

External
To the front, the property is set behind a low-maintenance paved forecourt garden enclosed by boundary walls and decorative railings, creating an attractive approach to the home.

To the rear, the property benefits from a private enclosed garden featuring a paved patio area and artificial lawn, providing a low-maintenance outdoor space ideal for seating, entertaining and everyday enjoyment. Enclosed by timber fencing throughout, the garden offers a pleasant degree of privacy and benefits from a gated rear access for added practicality.

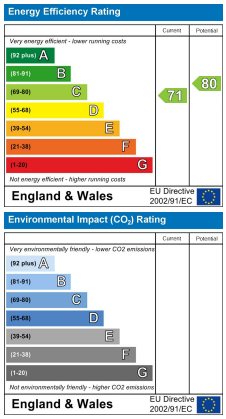
Tenure - Leashold
The property is listed as leasehold with 966 years remaining and an annual ground rent of £10

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%

Directions



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