



MCDERMOTT & CO

THE PROPERTY AGENTS



**£499,950**

2 Silverstone Drive, Clayton Bridge, Manchester, M40 1WF

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**NEW PRICE** A unique opportunity to acquire a superior split-level extended detached. McDermott & Co present to the market this stunning & individual gem, hidden away at the end of a private electric gated driveway & offered with no vendor chain.

Immaculately presented living space throughout with the added bonus of a detached double garage which could easily be used as an annex.

From the entrance you are welcomed into the reception hall, which leads to the ground floor rooms comprising: utility room, luxury family bathroom, a spacious living room, 2 double bedrooms & a further room which is currently used as a fourth bedroom with stairs off leading to the first floor. The heart of the home is the expansive modern kitchen/dining & living area which has been modelled to perfection with elegance & practicality. The kitchen comes complete with high-spec integrated BOSCH/CAPLE appliances & a large beautifully designed granite island. The space is filled with natural light from two skylight windows & the large flat roof

## Entrance Hallway

6'0 x 10'3 (1.83m x 3.12m)

The ground floor comprises a welcoming grand entrance with a bright and airy hallway.

## Living Room

15'10 x 15'0 (4.83m x 4.57m)

Spacious lounge with large bay window providing a light & airy space, tiled flooring, radiator.

## Open plan Kitchen/Dining /living area

23'4 x 26'7 (7.11m x 8.10m)

The kitchen comes complete with high-spec integrated BOSCH/CAPLE appliances & a large beautifully designed granite island. The space is filled with natural light from two skylight windows & the large flat roof light perfectly appointed over the dining area, two sets of Bi-fold doors giving direct access into the garden and providing the ability to have a seamless indoor to outdoor entertaining space.

## Utility Room

19'4 x 9'1 (5.89m x 2.77m)

Currently used as a practical utility room, plumbed for automatic washing machine, dryer together with roof storage. The size of this room could easily be adopted to be another part of the living area in the property.

## Bathroom

9'3 x 8'10 (2.82m x 2.69m)

Contemporary four-piece bathroom suite, complete with walk-in shower, free standing bath, WC, and hand basin cabinet, fully tiled to floor and walls with the added bonus of two windows giving natural light.

## Bedroom 1

12'6 x 11'9 (3.81m x 3.58m)

Double bedroom with fitted mirrored wardrobes.

## Bedroom 2

16'9 x 11'4 (5.11m x 3.45m)

Double bedroom with fitted wardrobes.

## Reception room / Bedroom 4

6'0 x 12'3 (1.83m x 3.73m)

A further staircase leads to the upper level which has a fitted wardrobe, window for natural light. This room is currently being used as a bedroom but would also suit home office, study, playroom etc.

## Bedroom 3

13'5 x 13'3 (4.09m x 4.04m)

Beautiful light and airy room which features velux windows with storage.

## Wet room

Comprising walk in shower, with WC and sink.

## Walk in wardrobe

14'2 x 12'9 (4.32m x 3.89m)

Spacious walk in wardrobe which could also be used as a further bedroom.

## External

Electric gated entrance leading to spacious driveway providing off road parking for up to 8 vehicles. The garden has also been modernised to suit contemporary needs with lawned & patio areas.

## Detached Double Garage

16'4 x 28'2 (4.98m x 8.59m)

Double garage with practical utility area with loft access.

## Tenure

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

