



MCDERMOTT & CO

THE PROPERTY AGENTS



**£410,000**

16 Davids Farm Close, Middleton, Manchester, M24 2DF

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McDermott & Co are pleased to bring to the market this 3/4 bedroom detached split level bungalow. Tucked away in a quiet residential cul-de-sac with Wince Brooke Park literally on the doorstep.

This home is well presented throughout and ideally located in the heart of Middleton, offering convenient access to local amenities, reputable schools, and excellent transport links.

The comfortable & well-proportioned living space, makes it an ideal choice for families, professionals, or those looking to settle in a popular and well-connected area.

Entering the property to the first floor you will be welcomed into an inviting hallway with doors leading off to the kitchen, lounge, bathroom & office, stairs lead to the ground floor where you will find three double bedrooms, a dressing room and further shower room.

## Entrance Hallway

4'4 x 1'9"2 (1.32m x 5.84m)

Entering the property to a well presented hallway, laminate flooring, spotlights, radiator, neutral decor, loft access, doors leading to rooms and stairs off to ground level.

## Dining Kitchen

10'0 x 25'10 (3.05m x 7.87m )

Side and rear facing, range of fitted wall and base units in soft grey finish with complimentary white quartz worktops. Inset sink and drainer with mixer taps over, built in electric oven and microwave NEF, quartz splashback, larder cupboards, integrated washing machine, integrated dishwasher Borsch, three velux windows, wood flooring, radiator, spotlights, neutral decor.

Island: induction hob, pop up extractor, quartz top, storage cupboards, overlap for breakfast bar seating.

Dining Area, wood flooring, radiator, neutral decor, bi fold doors leading to rear garden.

## Utility Room

10'0 x 6'9 (3.05m x 2.06m )

Vinyl flooring, neutral decor, radiator, electric garage door.

## Lounge

13'6 x 13'3 (4.11m x 4.04m )

Rear facing, carpeted, electric feature fire, radiator, built in storage cupboards, neutral decor, bi fold doors leading to rear garden.

## Balcony

24'2 x 12'5 (7.37m x 3.78m )

## Bathroom

8'10 x 5'4 (2.69m x 1.63m )

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, heated towel rail, fully panelled walls, tiled flooring, spotlights, storage cupboard.

## Office/Bedroom 4

8'11 x 10'4 (2.72m x 3.15m )

Front facing into bay window, laminate flooring, radiator, ceiling fan, built in shelving and cupboards, neutral decor.

## Stairs and Landing

Stairs down to ground floor rooms, carpeted, spotlights, neutral decor.

## Ground Floor Hallway

17'5 x 6'5 (5.31m x 1.96m )

To all ground floor rooms, laminate flooring, radiator, neutral decor, storage cupboard. Back door to the side of the property.

## Bedroom One

11'11 x 9'11 (3.63m x 3.02m)

Rear facing, carpeted, radiator, built in wardrobes and cupboards with lights underneath, neutral decor, sliding double doors to rear garden.

## Bedroom Two

12'7 x 9'10 (3.84m x 3.00m)

Side facing, carpeted, radiator, built in wardrobes, neutral decor.

## Bedroom Three

11'5 x 9'6 (3.48m x 2.90m)

Rear facing, carpeted, radiator, built ion wardrobe, neutral decor, sliding double doors to rear garden.

## Walk in Wardrobe/Office

9'6 x 10'0 (2.90m x 3.05m)

Carpeted, radiator.

## Bathroom

6'1 x 6'4 (1.85m x 1.93m )

Jack and Jill Bathroom to hallway and bedroom one

Side facing, three piece bathroom suite in white comprising slimline vanity sink and toilet, shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

## Under stair storage

1'11 x 2'6 (0.58m x 0.76m)

Storage cupboard

## External

To the front of the property there is a blocked paved driveway for 3/4cars and a lawned area. There is a private rear garden, with a paved area, raised fish pond, artificial grassed area leading to decked area, stairs down to area overlooking the Wince Brook.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 24th of June 1988 with Ground Rent of £50.00 per annum.

## 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

