



MCDERMOTT & CO
THE PROPERTY AGENTS



£290,000 Offers Over

16 Hibbert Crescent, Failsworth, Manchester, M35 0RQ

16 Hibbert Crescent, Failsworth, Manchester, M35 0RQ

McDermott & Co are proud to present this beautifully presented double extended four-bedroom family home, occupying a popular position on Hibbert Crescent, Failsworth. Offering approximately 1,127 sq ft of well-proportioned accommodation, this attractive home combines space, versatility and modern family living.

The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, modern open-plan kitchen/dining room, versatile snug, and a contemporary ground-floor shower room. To the first floor are four well-proportioned bedrooms and a stylish family shower room, all accessed from a bright and spacious landing.

Beautifully presented throughout, the home benefits from contemporary décor, generous room proportions and an abundance of natural light. The principal bedroom enjoys dual-aspect windows, whilst the remaining bedrooms provide flexible accommodation for growing families, guests or home working.

Hallway

5'11 x 2'0 (1.80m x 0.61m)
A welcoming entrance hallway featuring fitted carpeting, decorative wall coverings and a staircase rising to the first floor. Providing access to the ground-floor accommodation, the hallway creates an attractive first impression of the home.

Lounge

12'11 x 13'0 (3.94m x 3.96m)
A bright and well-presented lounge featuring a large front-facing window allowing plenty of natural light, wood-effect flooring, ceiling light fitting and a radiator. An attractive feature fireplace creates a focal point to the room, while the room offers ample space for lounge furniture. An archway leads through to the dining room, creating an ideal space for both everyday living and entertaining.

Kitchen

12'11 x 15'10 (3.94m x 4.83m)
A modern open-plan kitchen fitted with a range of contemporary high-gloss wall and base units, complemented by contrasting work surfaces and an inset sink unit. Integrated appliances include twin ovens, an induction hob with extractor hood above, together with space for additional appliances. The room further benefits from a central island providing additional storage, workspace and breakfast seating, recessed spot lighting, tiled flooring, a radiator, and dual-aspect windows allowing plenty of natural light. A spacious and stylish kitchen, ideal for modern family living and entertaining.

Dining Room

12'11 x 7'9 (3.94m x 2.36m)
A spacious dining room featuring wood-effect flooring, ceiling light fitting and a radiator. Providing ample space for a family dining table and chairs, the room enjoys plenty of natural light and benefits from an open aspect to the kitchen together with an archway leading through to the lounge.

Snug

8'1 x 8'7 (2.46m x 2.62m)
A versatile snug featuring wood-effect flooring, recessed spot lighting, a radiator and a rear-facing window allowing plenty of natural light. Finished with contemporary wall panelling and decorative wall coverings, the room provides a comfortable additional reception space, ideal for relaxing or family use.

Ground Floor Shower Room

5'5 x 8'8 (1.65m x 2.64m)
A contemporary ground floor shower room fitted with a three-piece suite comprising a walk-in shower enclosure, vanity wash hand basin and low-level WC. Complemented by full-height tiling, recessed spot lighting, a chrome heated towel rail and a frosted window providing natural light and ventilation. Finished to a high standard throughout, this stylish and practical shower room serves the ground-floor accommodation.

Stairs & Landing

3'8 x 5'2 (1.12m x 1.57m)
A carpeted staircase rises to the first-floor landing, providing access to all bedrooms and the shower room. Featuring decorative wall coverings and a fitted carpet throughout, the landing is bright and well presented, creating a welcoming connection between the accommodation.

Bedroom One

12'9 x 15'10 (3.89m x 4.83m)
A spacious principal bedroom featuring dual-aspect windows to the front and rear elevations, allowing an abundance of natural light throughout. Benefiting from fitted carpeting, two ceiling light fittings and radiators, the room offers ample space for a king-size bed and additional bedroom furniture.

Bedroom Two

9'5 x 8'1 (2.87m x 2.46m)
A well-proportioned bedroom featuring a rear-facing window overlooking the garden, allowing plenty of natural light. Benefiting from fitted carpeting, a ceiling light fitting, radiator and loft access, the room offers space for a bed and additional bedroom furniture. A bright and versatile room, ideal as a child's bedroom, guest room or home office.

Bedroom Three

9'2 x 7'1 (2.79m x 2.16m)
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, recessed spot lighting and a radiator, the room offers space for a bed and additional bedroom furniture. A bright and versatile room, ideal as a child's bedroom, nursery, guest room or home office.

Bedroom Four

6'8 x 7'7 (2.03m x 2.31m)
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling spot lighting and a radiator, the room offers space for a bed and additional bedroom furniture. Currently utilised as a home office, this versatile room is ideal as a bedroom, nursery, guest room or study.

Shower Room

6'6 x 5'4 (1.98m x 1.63m)
A stylish and contemporary shower room fitted with a three-piece suite comprising a walk-in shower enclosure, vanity wash hand basin and low-level WC. Complemented by modern tiling, recessed spot lighting, a heated towel rail and a frosted window providing natural light and ventilation.

External

To the front, the property is set behind a walled and gated forecourt garden, featuring a lawned area and pathway leading to the entrance door, creating an attractive approach to the home.

To the rear, the property benefits from a generous enclosed garden, predominantly laid to lawn and providing excellent space for outdoor seating, entertaining and family enjoyment. The garden is enclosed by timber fencing and features a useful timber storage shed, together with a paved pathway leading through the centre of the garden.

A spacious outdoor area with excellent potential, perfectly complementing the accommodation on offer.

Tenure - Leasehold

The property is listed as leasehold with 910 years remaining and an annual ground rent of ***

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

Directions

