



MCDERMOTT & CO
THE PROPERTY AGENTS



£440,000

3 Langton Close, Failsworth, Manchester, M35 9UJ

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McDermott & Co are pleased to bring to the market this chain free well presented four bedroomed detached property.

The property is situated on the sought after Lime Lane Estate and in close proximity to Woodhouses Village and Daisy Nook Country Park.

Warmed by gas central heating and benefiting from upvc double glazing.

The property comprises of entrance, hallway lounge, dining room, 2nd reception/office, kitchen, conservatory and stairs leading to four bedrooms, main bedroom leading to en-suite, family bathroom, and bedroom four being used as an office.

Externally at the front there is a imprinted concrete driveway for three cars and private rear garden with imprinted concrete area and lawned area.

Entrance

3'10 x 4'8 (1.17m x 1.42m)
Carpeted, neutral decor.

Hallway

6'9 x 12'4 (2.06m x 3.76m)
Doors off leading to all down stairs rooms, laminate flooring, radiator, neutral decor, stairs off.

Lounge

11'3 x 15'7 (3.43m x 4.75m)
Rear facing into bay, carpeted, gas fire with surround and hearth, neutral decor.

Dining Room

8'7 x 11'1 (2.62m x 3.38m)
Front facing, two windows, laminate flooring, radiator,

2nd Reception/Office

8'0 x 11'0 (2.44m x 3.35m)
Front facing, two windows, laminate flooring, radiator, neutral decor.

Downstairs WC

5'8 x 2'11 (1.73m x 0.89m)
Side facing, two piece bathroom suite in white comprising sink and toilet, radiator, laminate flooring, neutral decor.

Kitchen

9'6 x 13'3 (2.90m x 4.04m)
Rear facing, range of fitted wall and base units in beech finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, free standing gas range cooker with extractor hood over, tiled splashback, free standing fridge freezer, free standing wine cooler, integrated dishwasher, tiled flooring, spotlights, neutral decor.

Utility Room

5'0 x 6'1 (1.52m x 1.85m)
Carpeted, neutral decor.

Conservatory

8'8 x 12'4 (2.64m x 3.76m)
White upvc, tiled flooring, radiator, neutral decor.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, window siding facing - landing - carpeted, radiator, neutral decor.

Bedroom One

9'9 x 11'5 (2.97m x 3.48m)
Front facing, carpeted, radiator, built in wardrobes, neutral decor.

En-Suite

7'8 x 5'1 (2.34m x 1.55m)
Side facing, three piece bathroom suite in white comprising sink and toilet, shower over bathroom, radiator, fully tiled walls, carpeted, spotlights.

Bedroom Two

10'8 x 8'2 (3.25m x 2.49m)
Rear facing, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom Three

10'10 x 8'4 (3.30m x 2.54m)
Rear facing, carpeted, radiator, built in wardrobes.

Bedroom Four/Office

9'6 x 6'6 (2.90m x 1.98m)
Front facing, two windows, carpeted, radiator, spotlights, built in desk and shelving, neutral decor.

Family Bathroom

7'9 x 5'1 (2.36m x 1.55m)
Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bathroom, heated chrome towel rail, partly tiled walls, carpeted, neutral decor.

Externally

To the front there is a imprinted concrete driveway for three cars and private rear garden with imprinted concrete area and lawned area.

Tenure

We have been advised by the vendors that 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

