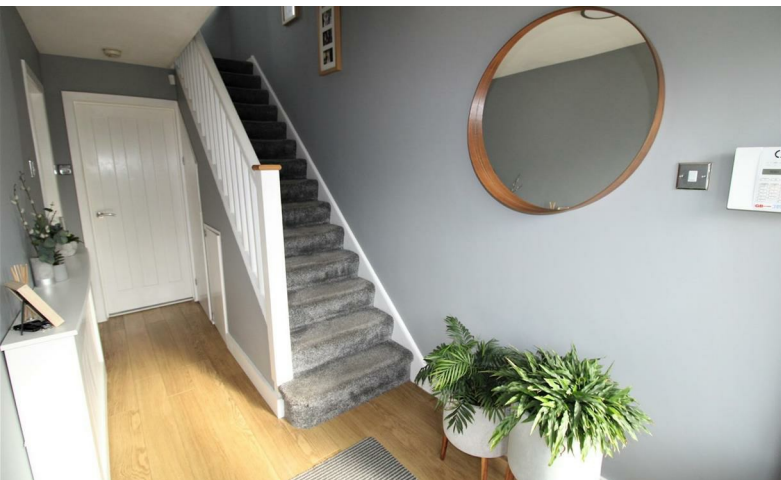




MCDERMOTT & CO

THE PROPERTY AGENTS



£285,999

48 Shaw Head Drive, Failsworth, Manchester, M35 0SB

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****REDUCED** **DETACHED** **IDEAL FOR FAMILIES** **DRIVEWAY** **WELL MAINTAINED REAR GARDEN** **3 BEDROOMS** **LOFT CONVERSION** **WELL PRESENTED****

Four bedroomed detached family home in the sought after area of Failsworth. Benefitting from a beautiful modern interior throughout as well as being warmed by gas central heating, UPVC double glazing and secured by fully fitted alarm system. The property has had a loft conversion creating additional living space making this an ideal purchase for a family ready to occupy and also briefly comprises of; entrance hallway, spacious lounge, contemporary kitchen/diner with sliding patio doors out to the rear, two double first floor bedrooms, modern family bathroom and study/office room with additional stairs up to the third loft bedroom. Externally to the front is a block paved driveway with gated access through to rear private garden finished with paved patio and lawned areas complete with garden shed which have been well maintained. In close proximity to local schools, public transport links and Lord Lane shops/amenities and is proven to be a popular location for home buyers. Viewings highly recommended.

Entrance Hallway

14'0 x 6'0 (4.27m x 1.83m)

Front entrance, oak laminate flooring, radiator, stairs off to first floor, under stair storage, access to lounge and kitchen, neutral decor.

Lounge

14'0 x 10'4 (4.27m x 3.15m)

Front facing bay window, fitted blinds, oak laminate flooring, TV point, fitted gas fire, wall lights, neutral décor with feature wall.

Kitchen/Diner

8'8 x 16'8 (2.64m x 5.08m)

Rear facing window, sliding patio doors, range of wall and base units in white gloss with solid oak worktop, integrated double oven/ fridge/freezer/ washer/dryer/ dishwasher and ceramic hob with extractor over, glass panel splashback, inset stainless steel sink with mixer tap and drainer, oak laminate floor, TV point, spotlights, neutral decor.

Stairs

Carpeted, access to landing, side facing window, storage cupboard, access to all first floor rooms.

Bedroom 1

10'5 x 10'1 (3.18m x 3.07m)

Front facing with window, fitted blinds, laminate flooring, wardrobe storage, TV point, neutral decor.

Bedroom 2

10'2 x 8'10 (3.10m x 2.69m)

Rear facing with window, roller blinds, laminate flooring, wardrobe storage, TV point, neutral decor.

Family Bathroom

5'5 x 7'6 (1.65m x 2.29m)

Rear facing with two windows, roller blinds, three piece bathroom suite in white, combination WC and vanity sink, bath with thermostatic shower over, glass screen, heated towel rail, tiled walls and flooring, spotlights, neutral decor.

Study/Office

6'11 x 6'3 (2.11m x 1.91m)

Front facing window, fitted blinds, laminate flooring, radiator, neutral decor, stairs off to third bedroom.

Stairs

Carpeted, access to third/loft room.

Bedroom 3

11'4 x 16'8 (3.45m x 5.08m)

Loft room, two velux windows, carpeted, TV point, radiator, spotlights, neutral decor.

Externally

Paved driveway for two cars, gated side access to rear garden, paved and lawned areas, garden shed.

Tenure

The vendor has confirmed the property is Leasehold with annual ground rent of £15.00 per annum.

Stamp Duty

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

You pay the tax when you:

- buy a freehold property

- buy a new or existing leasehold

• are transferred land or property in exchange for payment, for example you take on a mortgage
The threshold is where SDLT starts to apply. If you buy a property for less than the threshold, there's no SDLT to pay.

The current SDLT threshold for residential properties is £125,000.

The threshold for non-residential land and properties is £150,000.

Thresholds

Up to £125,000 – 0%

£125,000 (the portion from £125,001 to £250,000) – 2%

£625,000 (the portion from £250,001 to £935,000) – 5%

Example

In October 2021 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 next £125,000 = £2,500

5% on the final £45,000 = £2,250

Total SDLT = £4,750

First-time buyers:

From 1 July 2021, you'll get a discount (relief) that means you'll pay less or no tax if both the following apply:

- you, and anyone else you're buying with, are first-time buyers
- the purchase price is £500,000 or less

You'll also be eligible for this discount if you bought your first home before 8 July 2020.

How much you pay depends on whether the land or property is residential use or non-residential or mixed-use.

If you're buying a residential property there are different rates of SDLT if:

- you're a first-time buyer
- you already own a property and you're buying an additional property
- you're not a UK resident

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay.

You may be able to reduce the amount of tax you pay by claiming relief, such as if you're a first-time buyer or purchasing more than one property ('multiple dwellings').

Directions

