



MCDERMOTT & CO

THE PROPERTY AGENTS



£315,000

4 Rings Close., Failsworth, Manchester, M35 0SQ

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****REDUCED** **CHAIN FREE** **IDEAL FOR FAMILIES** **LOFT CONVERSION** **CUL-DE-SAC** **DETACHED** **WELL PRESENTED** **SUMMER HOUSE****

Mcdermott & Co is delighted to bring to the market this well presented 4 bedroomed detached family home set in the popular residential area of Failsworth nestled in a quiet cul-de-sac within close proximity to schools, local amenities and public transport links. Warmed by combi gas central heating and UPVC double glazing throughout the accommodation briefly comprises of entrance hallway with stairs off to first floor, lounge, dining area, modern kitchen, three bedrooms to the first floor, two of which are double bedrooms and modern family 4 piece bathroom, staircase to loft room/fourth bedroom which has full permissions and building regulations. Externally offers a printed driveway with space for 2 cars and a rear garden completed with artificial lawned area and summer house with electrical supply. Ready to occupy and viewings highly recommended to appreciate what this property has to offer.

Entrance Porch

1'9 x 7'10 (0.53m x 2.39m)

Entrance porch leading into hallway.

Hallway

14'10 x 5'11 (4.52m x 1.80m)

Laminate flooring, modern wall feature panelling, leading into lounge and kitchen, stairs off.

Lounge

14'1 x 10'4 (4.29m x 3.15m)

Front facing into bay window, laminate flooring, gas fire with surround and hearth, wall lights, modern wall feature panelling, tv point, radiator, neutral decor, arch leading into dining area.

Kitchen/Diner

8'6 x 16'8 (2.59m x 5.08m)

Rear facing with window, modern range of fitted wall and base units in white gloss finish with complimentary marble feature worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge freezer, plumbing for washer, laminate flooring, neutral decor, radiator in dining area with patio doors leading to rear garden.

Stairs

Carpeted, glass bannister, window to top of stairs.

Bedroom 1

10'2 x 12'7 (3.10m x 3.84m)

Front facing with window, carpeted, radiator, built in wardrobes, neutral decor.

Bedroom 2

10'2.2 x 8'10 (3.10m x 2.69m)

Rear facing with window, carpeted, radiator, neutral decor.

Bedroom 3

6'11 x 6'5 (2.11m x 1.96m)

Front facing with window, carpeted, radiator, neutral decor.

Family Bathroom

7'0 x 7'7 (2.13m x 2.31m)

Rear facing with window, four piece bathroom suite in white comprising vanity sink and toilet, bath, shower cubicle with electric shower, heated chrome towel rail, fully tiled walls, tiled flooring.

Stairs

Access to loft room, painted white, glass bannister, neutral decor.

Bedroom 4

2 velux windows, carpeted, in eaves storage, radiator, wood wall feature, neutral decor.

Summer House

7'10 x 21'6 (2.39m x 6.55m)

Brick built, laminate flooring, electric heater, spotlights, velux window, neutral decor.

Externally

Concrete imprinted driveway for 2 cars, a private rear garden with paved and artificial lawned areas, access to summer house.

Tenure

We have been advised by the vendors that the property is Freehold.

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

