



MCDERMOTT & CO

THE PROPERTY AGENTS



£185,000

53 Brierley Avenue, Failsworth, Manchester, M35 0RF

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****REDUCED** **CHAIN FREE** **LARGE PLOT WITH SPACIOUS GARDENS** **IDEAL FOR FAMILIES** **TWO DOUBLE BEDROOMS** **KITCHEN WITH UTILITY** **GREAT LOCATION****

Mcdermott & Co offer to the market this two bedroomed semi detached home ideal for families offering good sized accommodation internally and externally with scope to extend further as well as modernising/refurbishing. Briefly comprising of: Entrance hall with stairs to first floor, spacious lounge, kitchen with access to inner hallway to rear garden and utility room. To the first floor are two double bedrooms with storage space and family bathroom. Externally the property sits on a large plot with spacious front and rear gardens which have the potential for the family to enjoy. Both benefit from paved and lawned areas. Situated in the popular Failsworth area making it very handy to access all local amenities including transport links, shops and schools. 6 minute drive to Hollinwood tram stop for links between Oldham Town and Manchester City Centre. 3 minute drive to Daisy Nook Country Park ideal for families and children. Viewing essential to appreciate the space this home has to offer.

Entrance Hallway

7'9 x 6'6 (2.36m x 1.98m)

Lounge

19'1 x 10'2 (5.82m x 3.10m)

Kitchen

11' x 7'8 (3.35m x 2.34m)

Utility

8'1 x 6'2 (2.46m x 1.88m)

Stairs

Bedroom 1

8'9 x 14'3 (2.67m x 4.34m)

Bedroom 2

10'4 x 10'7 (3.15m x 3.23m)

Family Bathroom

5'6 x 6' (1.68m x 1.83m)

Tenure

The vendors have confirmed 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 £250,000.

The threshold for non-residential land and properties is

£150,000.

Thresholds Property Price SDLT Rate

Up to £250,000 0%

The portion between £250,001 to £925,000 5%

The portion between £925,001 to £1,500,000 10%

The portion over £1,500,001 12%

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

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').

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

Directions

