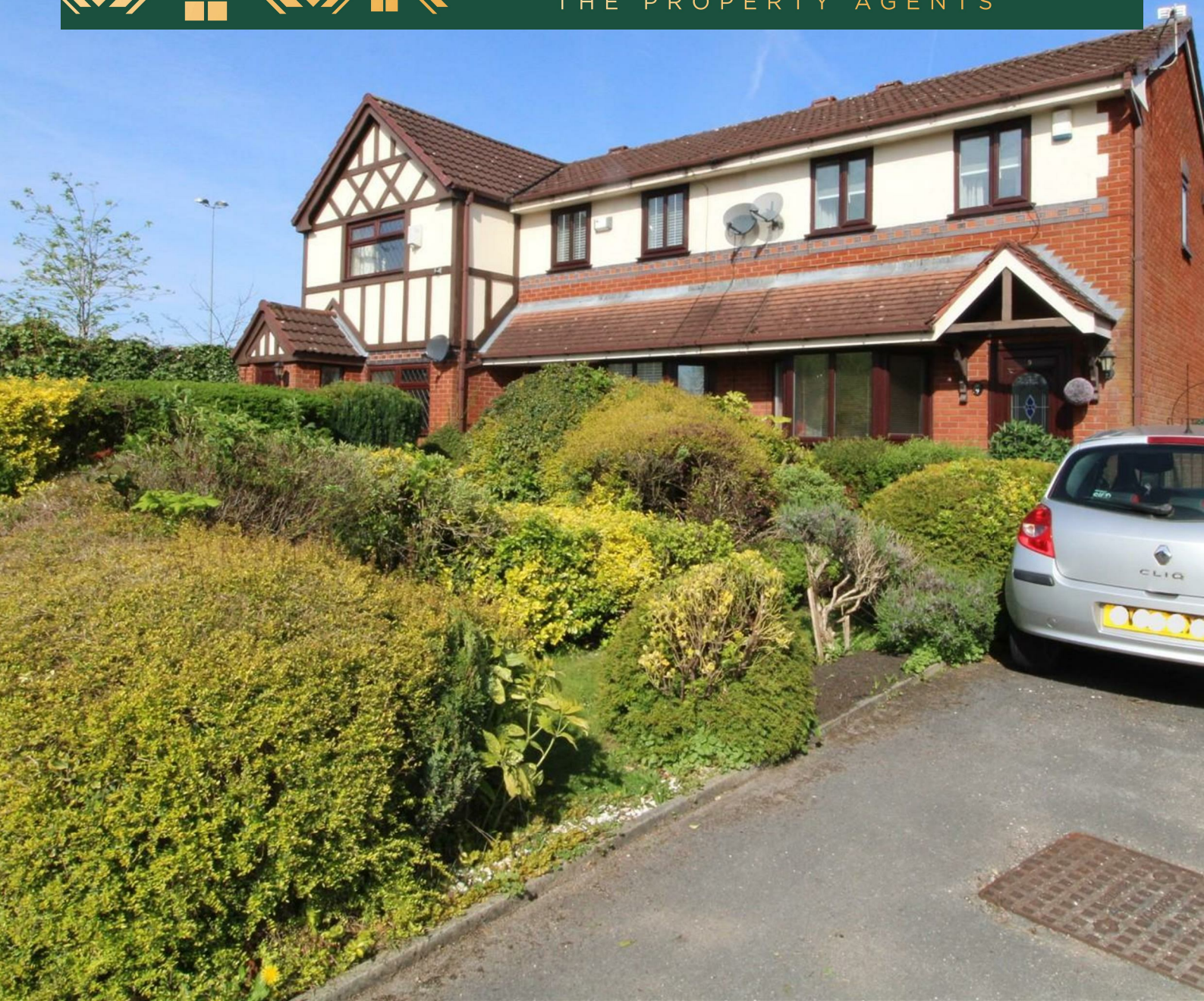




MCDERMOTT & CO

THE PROPERTY AGENTS



£230,000

9 Glenside Gardens, Failsworth, Manchester, M35 9YJ

9 Glenside Gardens, Failsworth, Manchester, M35 9YJ

****REDUCED** **CUL-DE-SAC** **SEMI-DETACHED** **FRONT AND REAR GARDENS** **DRIVEWAY** **CONSERVATORY** **IDEAL FOR FAMILIES**
****WILLOW PARK ESTATE******

Mcdermott & Co presents for sale this well maintained, two bedroomed semi-detached property nestled in a quiet cul-de-sac on the popular Willow Park Estate, an ideal purchase for a first time or family home. Briefly comprising of entrance hallway, lounge, kitchen/diner and conservatory to the ground floor. Two double bedrooms and modern family bathroom to the first floor. Externally offers a lawned garden to front with off road parking for two cars and gated access to a beautifully maintained rear garden with paved patio and lawned area complete with mature shrubs and flowers. Warmed by gas central heating, UPVC double glazing throughout and secured by a fully fitted alarm system. Located close to commended primary and secondary schools, local amenities and transport links accessed via Ashton Road East. Short walk to bus links and 20 minutes walk to nearest tram stop for links between Manchester City Centre and Oldham. Viewings highly recommended.

Entrance Hall

Front entrance, laminate flooring, stairs off to first floor, entrance into lounge, neutral decor.

Lounge

127 x 11'2 (3.84m x 3.40m)

Front facing angled window, fitted blinds, radiator, TV/telephone point, laminate flooring, under stair storage cupboard, neutral decor, access into kitchen/diner.

Kitchen/Diner

72 x 14'3 (2.18m x 4.34m)

Rear facing window, fitted blinds, range of wall and base units in white with complimentary wood effect worktops, white tiled splashback, integrated single oven, gas ring hob with extractor over, inset sink with mixer tap and drainer, opening and plumbing for washer and dishwasher, laminate flooring, radiator, sliding door into conservatory, neutral decor.

Conservatory

9'1 x 7'2 (2.77m x 2.18m)

Rear facing, UPVC double glazing surrounding window, fitted blinds, double doors leading out to rear garden, laminate flooring.

Stairs

Carpeted, side facing window with roller blind, access to first floor rooms.

Bedroom 1

94 x 11'1 (2.84m x 3.38m)

Two front facing windows, fitted blinds, carpeted, radiator, fitted wardrobes and drawers, storage cupboard, neutral decor.

Bedroom 2

10'5 x 8 (3.18m x 2.44m)

Rear facing window, roller blind, laminate flooring, radiator, fitted wardrobes and drawers, neutral decor.

Bathroom

7'7 x 5'11 (2.31m x 1.80m)

Rear facing window, three piece bathroom suite in white, WC, sink, electric shower over bath, glass shower screen, radiator, part tiled walls, vinyl flooring, neutral decor.

Externally

Front lawned garden with mature shrubs, off road parking for two cars, gated side access, mature rear garden with paved and lawned areas.

Tenure

The vendor have confirmed the property is Leasehold with annual ground rent of £50 per annum and a remaining term of 970 years.

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

