



MCDERMOTT & CO

THE PROPERTY AGENTS



£219,950

42 Hampton Road, Failsworth, Manchester, M35 9HT

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****REDUCED** **CHAIN FREE** **SEMI-DETACHED BUNGALOW** **TWO BEDROOMS** **WELL PRESENTED** **BEAUTIFULLY MAINTAINED FRONT AND REAR GARDENS** **LARGE PLOT** **OFF ROAD PARKING** **DESIRABLE LOCATION****

Mcdermott & Co present a good sized three bedroomed bungalow set in a highly convenient location in the sought after Failsworth area. Well presented throughout with beautifully maintained external gardens occupying a large corner plot. This property briefly comprises of entrance porch, hallway, spacious lounge, two double bedrooms, contemporary family bathroom and kitchen. UPVC double glazing windows throughout and warmed by gas central heating. Externally offers a beautifully maintained front garden with lawned and paved pathway, gated off road parking for one car with gated access to rear paved garden and garage ideal for external storage. Located in a popular part of Failsworth with close by access to local schools, Ashton Road East shops, supermarkets and other amenities. Public transport links accessed via Ashton Road East and Roman Road with Hollinwood Tram Stop just a 5 minute drive. Viewing is essential to appreciate this much loved family home.

Entrance Porch

2'6 x 4'4 (0.76m x 1.32m)

Front access leading into hallway.

Hallway

9'2 x 4'4 (2.79m x 1.32m)

Carpeted, radiator, access to all leading rooms, neutral decor.

Lounge

12'8 x 13'3 (3.86m x 4.04m)

Front facing into bay window, fitted blinds, radiator, carpeted, TV point, gas fire with surround and hearth, neutral decor, access into kitchen.

Kitchen

7'6 x 13'3 (2.29m x 4.04m)

Rear facing window, fitted blinds, range of wall and base units in cherrywood, complimentary worktops, tiled splashback, inset sink with mixer tap and drainer, opening, electrical points and plumbing for white goods, laminate flooring, radiator, door leading out to rear garden, neutral decor.

Bedroom 1

11'4 x 9'11 (3.45m x 3.02m)

Rear facing into bay window, fitted blinds, carpeted, radiator, fitted wardrobes and storage, neutral decor.

Bedroom 2

8'10 x 9'11 (2.69m x 3.02m)

Front facing window, fitted blinds, carpeted, radiator, fitted wardrobes and storage, neutral decor.

Family Bathroom

8'2 x 4'4 (2.49m x 1.32m)

Rear facing window, fitted blinds, three piece bathroom suite, WC, sink basin, fitted bath with thermostatic shower over, partly tiled walls, vinyl flooring, radiator, neutral decor.

Externally

Front gardens with lawned and paved areas, gated off road parking, gated side access, rear paved garden with access to garage.

Tenure

The vendor has confirmed the property is Leasehold 999 starting from 3/11/1956 with ground rent of £6 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 £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

