



£264,950

28 Mayfair Crescent, Failsworth, Manchester, Lancashire, M35 9HY

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****REDUCED** **SEMI DETACHED BUNGALOW** **THREE BEDROOMS** **WELL PRESENTED** **TWO RECEPTION ROOMS** **WELL MAINTAINED FRONT AND REAR GARDENS** **SOUGHT AFTER AREA** **GATED DRIVEWAY** **DETACHED GARAGE****

A deceptively spacious three bedroomed semi-detached bungalow set in a highly convenient location in the sought after area of Failsworth. This property briefly comprises of entrance hallway, lounge, two double bedrooms, spacious family shower/wet room, kitchen with stairs off to access loft storage, a further double bedroom and second lounge/ dining room. A deceptively spacious property ideal for a family or a forever home and ready for the successful buyer to occupy immediately. UPVC partly triple glazing throughout and warmed by gas central heating. Externally offers a beautifully maintained front paved garden with gated off road parking, detached garage ideal for external storage, rear private garden which has been well maintained with paved seating area perfect for the family to enjoy. Located in a popular part of Failsworth and a stone throw away from local schools, amenities and supermarkets. Close by access for bus links via Ashton Road East and Roman Road, 5 minute drive to Hollinwood Tram Stop and access for M60. Viewing is essential to appreciate this much loved family home.

Entrance Porch

Front entrance, access into hallway.

Hallway

9x4'5 (2.74mx1.35m)

Carpeted, radiator, access to lounge, shower room and bedrooms, neutral décor.

Lounge

12'10x12'10 (3.91mx3.91m)

Front facing window, fitted shutter blinds, carpeted, Log burner with surround and hearth, TV point, neutral décor, access into kitchen.

Kitchen

8'10x12'10 (2.69mx3.91m)

Side facing window, fitted shutter blinds, range of wall and base units in sand wood effect with complimentary worktops, tiled splashback, inset stainless steel sink with mixer tap and drainer, extractor hood over opening for cooker, vinyl flooring, spotlights, radiator, stairs off for access to loft storage.

Bedroom 1

11'6x9'10 (3.51mx3.00m)

Rear facing into bay window, fitted roller blind, carpeted, TV point, radiator, neutral décor.

Bedroom 2

8'11x9'10 (2.72mx3.00m)

Front facing window, fitted shutter blind, carpeted, TV point, radiator, neutral décor.

Family Shower Room

15'2x5'5 to largest point (4.62mx1.65m to largest point)

Rear facing window, fitted blinds, three piece bathroom suite in white, WC, sink basin, open thermostatic shower/ wet room, vinyl flooring, partly tiled walls, radiator, spotlights, neutral décor.

Inner Hallway

Access to bedroom 3 and second reception room/diner.

Bedroom 3

9'4x8'11 (2.84mx2.72m)

Side facing window, fitted shutter blind, carpeted, radiator, TV point, neutral décor.

Lounge/Dining Room

13'4x12'7 (4.06mx3.84m)

Rear facing with surround windows, fitted blinds, double patio doors out to rear, part carpeted, part laminate flooring, TV point, radiator, spotlights, neutral décor.

Externally

Front paved garden, gated off road parking, detached garage, rear paved garden.

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

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Directions

