



£380,000

14 Laburnum Avenue, Failsworth, Manchester, Lancashire, M35 0NQ

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****CHAIN FREE** **DORMA SEMI DETACHED BUNGALOW** **THREE BATHROOMS** **THREE DOUBLE BEDROOMS** **BEAUTIFULLY PRESENTED** **AMPLE GARDENS** **DRIVEWAY**
****SEPARATE GARAGE** **IDEAL FOR FAMILIES******

Medlock Estate are delighted to offer to the market this three bedroomed Dorma semi detached bungalow situated within an ample corner plot boasting spacious and flexible living accommodation which has been tastefully designed and beautifully presented throughout. The property briefly comprises of large entrance hall featuring a solid ash wood staircase, kitchen/breakfast room with range cooker and granite worktops, spacious lounge with double doors that open out to the rear, shared 5 piece family bathroom with his and her sink basin, two ground floor bedrooms one containing an additional 4 piece en-suite bathroom, the stairs lead up to the first floor which contains landing/snug area, large bedroom and shower room. Externally presents a front lawned garden with a block paved driveway for up to two cars, gated side access through to a split level rear garden with paved, decked and lawned areas, stone built fish pond and separate garage with additional off road parking. Conveniently located just off Lord Lane where you will easily find local amenities, access to bus links between Manchester City Centre and Oldham Town and local commended primary and secondary schools nearby. 8 minute drive to Hollinwood Tram stop where you will find M60 access for all motorway routes. Ideal purchase for a family with the property ready to occupy. Viewings highly recommended.

Entrance Hall

19'5x10'9 (5.92mx3.28m)

Front entrance, granite tiled flooring, solid ash wood staircase leading up to first floor, two radiator, radiator covers and wood panelling feature, double doors to access the kitchen, access to ground floor rooms, spotlights, neutral décor.

Kitchen/Diner

19'5x9'3 (5.92mx2.82m)

Two side facing windows, fitted blinds, granite tiled floor continued, range of wall and base units in oak wood effect with complimentary granite worktops, inset sink with mixer tap and drainer, ranger cooker with gas ring hob and extractor over, stainless steel splashback, tiled splashback, breakfast bar, unit spotlights, ceiling spotlights, radiator with cover, opening for fridge/freezer and white goods, neutral décor.

Lounge

19'5x19'5 (5.92mx5.92m)

Two front facing windows, double patio doors leading out to rear, carpeted, TV point, two radiators, gas inset fire feature with surround and hearth, neutral décor.

Family Bathroom

15'1x7'9 (4.60mx2.36m)

Front facing window, granite flooring continued, 5 piece bathroom suite in white, WC, his and her sink basin, thermostatic shower enclosure, fitted jacuzzi bath, two heated chrome towel rails, spotlights, neutral décor.

Bedroom 1

24'11x10' to largest point (7.59mx3.05m to largest point)

Rear facing bay window, fitted blinds, carpeted, two radiators, fitted wardrobes and drawers, door to access en-suite bathroom, neutral decor.

En-suite Bathroom

10'x14'5 to largest point (3.05mx4.39m to largest point)

Four piece bathroom suite in white, WC, vanity sink basin, thermostatic shower enclosure, fitted bath with mixer taps, fully tiled walls and flooring, spotlights, neutral décor.

Bedroom 2

10'x16'10 (3.05mx5.13m)

Side facing bay window, fitted blinds, carpeted, two radiators, fitted wardrobes and drawers, neutral decor.

Stairs

Carpeted, access to landing access to first floor rooms, neutral décor.

Landing/Snug

13'5x13'9 (4.09mx4.19m)

Velux window, carpeted, bookcase with hidden access to storage cupboard, radiator, spotlights, neutral decor.

Bedroom 3

17'9x16'8 (5.41mx5.08m)

Two velux windows, carpeted, two radiators, spotlights, range of fitted wardrobes and drawer storage, neutral décor.

Bathroom

10'7x9'9 (3.23mx2.97m)

Velux window, three piece bathroom suite in white, combination WC with storage, vanity sink basin, thermostatic shower enclosure, two chrome heated towel rail, spotlights, full tiled walls and flooring, neutral décor.

Externally

Front lawned garden with block paved driveway for off road parking, gated access to spacious rear garden, split level with lawned, paved and decked areas, stone built pond, detached garage with further off road parking.

Tenure

The vendors have advised 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

