



**£260,000**

15 Sylvan Avenue, Failsworth, Manchester, M35 0PJ

# 15 Sylvan Avenue, Failsworth, Manchester, M35 0PJ

**\*\*REDUCED\*\* \*\*CHAIN FREE\*\* \*\*CUL-DE-SAC\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*SIDE EXTENSION\*\* \*\*MODERN BATHROOM\*\* \*\*LARGE REAR GARDEN\*\* \*\*DETACHED GARAGE\*\***

Medlock Estates proudly present this three bedroom semi-detached property situated in a cul-de-sac occupying a corner plot offering ample garden space to the rear perfect for a family to enjoy. Internally offers a well maintained living condition and briefly comprises of entrance hallway, lounge opening into dining room, extended kitchen with a breakfast room and double patio doors with access to the rear. The first floor offers three bedrooms and a modern family bathroom. Warmed by gas central heating, UPVC double glazing throughout and offers scope for the successful buyers to refurbish the property to their liking. Externally presents a front shared driveway with off road parking, access to a detached garage and gated access to a private larger than average garden with paved and lawned areas. Conveniently situated to nearby schools such as South Failsworth Primary School, surrounding local amenities and a short walk for bus links between Oldham and Manchester. Nearest tram stop is a 20 minute walk away where you will also find access for M60 and other motorway routes. Ideal for a family to occupy and viewings are highly recommended to appreciate what this home has to offer.

## Entrance Hall

12'1 x 5'8 (3.68m x 1.73m)

Front entrance, vinyl flooring, radiator, stairs off to first floor, radiator, access to ground floor rooms, neutral decor.

## Lounge

10'3 x 11'4 (3.12m x 3.45m)

Front facing bow window, vinyl flooring, radiator, gas fire with surround and hearth, wall lights, opening into dining room, neutral decor.

## Dining Room

11' x 11' (3.35m x 3.35m)

Rear facing angled bay window, vinyl flooring, radiator, neutral decor.

## Kitchen/Breakfast Room

9'3 x 9'6 and 8'4 x 6' (2.82m x 2.90m and 2.54m x 1.83m)

Rear facing window and patio doors, front facing window, fitted blinds, range of wall and base units in oak wood effect with complimentary worktops, stainless steel inset sink with mixer tap and drainer, tiled splashback, gas ring hob with extractor over, double integrated oven, openings and points for appliances, tiled flooring to kitchen, vinyl flooring to breakfast room, radiator, under stair storage, neutral decor.

## Stairs

Carpeted, access to landing, side facing window.

## Bedroom 1

10'3 x 10'5 (3.12m x 3.18m)

Front facing with bow window, carpeted, radiator, fitted wardrobes, neutral décor.

## Bedroom 2

11' x 10'5 (3.35m x 3.18m)

Rear facing window, carpeted, radiator, neutral décor.

## Bedroom 3

7' x 7' (2.13m x 2.13m)

## Family Bathroom

7'6 x 6'8 (2.29m x 2.03m)

Side facing window, three piece bathroom suite in white, fitted bath with thermostatic shower over, bi-fold shower screen, WC, sink basin, chrome heated towel rail, tiled walls, vinyl flooring, neutral décor.

## Externally

Front shared driveway with off road parking, detached garage, gated access to large rear garden, paved and lawned areas.

## Tenure

We have been informed that 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 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

## Directions

