



**£379,950**

56 Waterfield Way, Failsworth, Manchester, M35 9GE

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**\*\*DOUBLE EXTENDED DETACHED\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*OPEN PLAN KITCHEN DINER\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*CONSERVATORY\*\* \*\*GARAGE\*\* \*\*LARGE REAR GARDEN\*\*  
**\*\*DRIVEWAY\*\* \*\*WILLOW PARK ESTATE\*\*****

Medlock Estates is delighted to bring to the market this 4 bedroomed detached property situated in the sought after area of Willow Park Estate, Failsworth. Benefitting from UPVC double glazing throughout and gas central heating, this much loved family home briefly comprises of entrance hallway, lounge, spacious and modern kitchen/dining room complete with NEFF appliances opening into a cosy conservatory with patio doors out to the rear garden, play room/ 2nd reception room, 4 bedrooms, master bedroom shower en-suite and contemporary family bathroom. Externally presents a mature front garden with driveway for 2 cars, detached garage with additional off road parking perfect for storage and a spacious rear lawn garden with decked and paved areas. Waterfield Way has proven to be a popular area for families and home movers looking to up size, the property has a modern interior and has been well-maintained throughout. In close proximity to local primary and secondary schools such as Co-Op Academy, nearby shops and amenities. Hollinwood Tram Stop is a 5 minute drive for links between Oldham Town and Manchester City Centre where you will also find access to the M60 for motorway routes. Viewings are recommended to appreciate what this property has to offer.

## Entrance Hallway

Front entrance, solid wood flooring, stairs off to first floor, access into reception rooms, neutral décor.

## Lounge

13'11 x 12'4 (4.24m x 3.76m)

Front facing with angled window, solid wood flooring, radiator, TV point, neutral décor, access into kitchen/diner.

## Kitchen/Dining Room

10'7 x 25'4 (3.23m x 7.72m)

Rear facing window, fitted roman blind, range of wall and base units in white with complimentary grey worktops, inset composite sink with mixer tap and drainer, integrated NEFF double oven, island with NEFF ceramic induction hob, integrated dishwasher and washing machine, wine cooler, boiler to wall cupboard, tiled flooring, spotlights, back door to access rear garden, TV point, two radiators, open access into conservatory, access to play room, neutral décor.

## Conservatory

9'10 x 7'7 (3.00m x 2.31m)

UPVC double patio doors and surrounding rear facing windows, fitted blinds, tiled flooring continued, radiator, neutral décor.

## Play Room/ 2nd Reception Room

12'2 x 9'6 (3.71m x 2.90m)

Front facing window, laminate flooring, radiator.

## Stairs

Carpeted, access to landing and all first floor rooms, storage cupboard, neutral décor.

## Bedroom 1

13'6 x 9' (4.11m x 2.74m)

Front facing window, carpeted, radiator, TV point, access to en-suite shower room, neutral décor.

## En-suite Shower Room

4'8 x 9' (1.42m x 2.74m)

Rear facing window, fitted blinds, three piece bathroom suite in white, WC, sink basin, thermostatic shower enclosure, partly tiled walls, tiled flooring, chrome heated towel rail, neutral décor.

## Bedroom 2

11'4 x 8'11 (3.45m x 2.72m)

Front facing window, laminate flooring, radiator, sliding doors to wardrobe storage, neutral décor.

## Bedroom 3

11'2 x 8'11 (3.40m x 2.72m)

Rear facing window, carpeted, radiator, neutral décor.

## Bedroom 4

8' x 6'9 (2.44m x 2.06m)

Rear facing window, carpeted, radiator, neutral décor.

## Family Bathroom

7'6 x 6'9 (2.29m x 2.06m)

Front and side facing window, three piece bathroom suite in white, WC, bowl sink basin with vanity storage, fitted jacuzzi bath with thermostatic shower over, glass shower screen, chrome heated towel rail, fully tiled walls and flooring, spotlights, neutral décor.

## Externally

Front block paved driveway, lawn front garden, mature hedges, rear garden with lawn, decked and paved areas, access to detached garage with additional off road parking and security post.

## Tenure

The property is Leasehold for 999 years and has 967 years left with Ground Rent of £80.00 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
- 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.

## Directions

