



MCDERMOTT & CO

THE PROPERTY AGENTS



£285,000

1 Essex Close, Failsworth, Manchester, M35 0QZ

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****REDUCED** **IDEAL FOR FAMILIES** **EXTENDED SEMI DETACHED** **WELL PRESENTED** **TWO DOUBLE BEDROOMS** **LOFT CONVERSION** **DRIVEWAY WITH INTEGRAL GARAGE** **MODERN BATHROOM AND KITCHEN** **IDEAL LOCATION****
Mcdermott & Co are delighted to present to the market this two bedroomed extended semi-detached property with loft conversion conveniently situated in the sought after Failsworth area. Benefitting from a single side extension offering ample living space making this a perfect family home and briefly comprising of entrance hallway, lounge, modern kitchen/diner opening into conservatory/ second reception room and internal access to the garage, two double bedrooms, contemporary shared family bathroom and additional stairs up to a loft conversion complete with loft storage. Externally presents off road parking for one to the front with lawned garden and a good sized rear garden with artificial lawned and decked areas. Warmed by gas central heating and benefitting from UPVC double glazing. Ideally located just off Lord Lane with access to commended local primary and secondary schools, amenities and public transport links. 7-minute Drive to enjoy Daisy Nook Country Park and Garden Centre. Viewings highly recommended.

Entrance Hall

Front access, laminate flooring, radiator, neutral decor with stairs off to first floor.

Lounge

13'3 x 12'4 (4.04m x 3.76m)

Front facing, laminate flooring, radiator, feature electric fire, neutral decor, leading into kitchen diner.

Kitchen/Diner

8'3 x 15'7 (2.51m x 4.75m)

Rear facing, two windows, modern range of fitted wall and base units in White gloss finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in gas oven and gas hob with extractor hood over, laminate flooring, under unit lighting, radiator, neutral decor, leading into conservatory.

Conservatory

12'8 x 8'4 (3.86m x 2.54m)

Rear facing, laminate flooring, radiator, neutral decor, patio doors leading to rear garden.

Garage

15'4 x 8'4 (4.67m x 2.54m)

Stairs

Carpeted, neutral decor, leading to all first floor rooms.

Bedroom 1

11'2 x 9'9 (3.40m x 2.97m)

Front facing, carpeted, radiator, built in wardrobes and cupboards, neutral decor.

Bedroom 2

10'4 x 9'3 (3.15m x 2.82m)

Rear facing, carpeted, radiator, neutral decor.

Bathroom

6'9 x 5'10 (2.06m x 1.78m)

Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Stairs

Carpeted, neutral decor, window facing to the front, leading to loft room room.

Loft Room

12'1 x 15'2 (3.68m x 4.62m)

Velux window, carpeted, spotlights, access to loft storage, neutral decor.

Externally

Block paved driveway for one car with access to garage, lawned front garden, private rear garden with artificial lawned and decking area.

Tenure

We have been advised by the vendors that the property is Leasehold starting from 18th of November 2010 with 943 years left with Ground Rent of £12.00 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:

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Directions

