



MCDERMOTT & CO

THE PROPERTY AGENTS



£199,950

39a Medlock Road, Woodhouses Village Failsworth, Manchester, M35 9WW

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****REDUCED** **CHAIN FREE** **IDEAL FOR FIRST TIME BUYERS** **WOODHOUSES VILLAGE** ** SEMI-DETACHED COTTAGE** **SPACIOUS LOUNGE** **TWO DOUBLE BEDROOMS****

Mcdermott & Co offer to the market this two double bedroom semi detached cottage situated in the sought after area of Woodhouses Village. The property has a mix of modern cottage style décor throughout and offers opportunity for the successful buyer to make this their own. Benefitting from UPVC double glazing and gas central heating, the property comprises of: entrance porch leading in to spacious lounge, cottage style kitchen with features such as Belfast sink, range cooker and double doors leading out to a spacious rear garden with loose stone and decked areas. Upstairs leads to two double bedrooms and split level family bathroom. Externally also offers a front walled yard upon entrance to the property. Ideal for first time buyers and located conveniently for local schools, amenities and bus links to surrounding areas. Viewing essential.

Entrance Porch

UPVC windows, entrance porch leading into lounge.

Lounge

18'5"x12'9" (5.61x3.89)

Front facing window, dark oak laminate flooring, two radiators, TV point, neutral décor, stairs off to first floor rooms, access to kitchen.

Kitchen

10'0"x12'9" (3.05x3.89)

Side facing window, range of fitted wall and base units in Ivory finish with complimentary butcherblock worktops and breakfast bar. Belfast sink and drainer with mixer taps over, 8 ring gas range cooker with extractor over, tiled flooring and tiled splashback, radiator and double patio doors leading out to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor.

Bedroom 1

9'6"x12'9" (2.90x3.89)

Front facing with window, original wooden flooring, radiator, TV point, neutral decor.

Bedroom 2

10'0"x11'0" (3.05x3.35)

Rear facing with window, original wooden flooring, radiator, built in wardrobes, neutral decor.

Family Bathroom

5'11"x5'4" (1.80x1.63)

Side facing with window, three piece bathroom suite in white comprising sink and toilet and electric shower over bath, radiator, partly tiled walls and tiled flooring, neutral decor.

Externally

Front walled yard, private rear garden which is part paved, stone and decked.

Tenure

We have been advised by the vendors 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

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Directions

