



£325,000

7 West Avenue, New Moston, Manchester, M40 3WW

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****CHAIN FREE** **DEATCHED** **REAR EXTENDED** **THREE BEDROOMS** **THREE RECEPTION ROOMS** **IDEAL FOR FAMILIES** **FRONT AND REAR GARDEN** **DRIVEWAY** **IDEAL LOCATION****

Presenting to the market this three bedroom double extended detached property located in the New Moston area. The property briefly comprises of: porch, entrance hallway with stairs to the first floor, lounge, kitchen/dining room and conservatory with doors out to the rear garden. To the first floor are two double bedrooms, a third single bedroom and spacious family shower room. The master bedroom consists of an additional room which could be utilised as a walk in wardrobe or potential en-suite. Externally is a front garden with driveway for up to 2 cars, detached garage and gated access to a rear mature garden. The property is well situated for all local amenities and is within close access for Moston train stop for links between Manchester City Centre and Oldham Town Centre. Close by access for local schools, bus links via Broadway and nearby supermarkets and amenities. 5 minute drive for access to M60 and other motorways routes. VIEWINGS HIGHLY RECOMMENDED.

Porch

4'7 x 7'6 (1.40m x 2.29m)

Entrance Hallway

13'9 x 5'11 (4.19m x 1.80m)

Lounge

13'9 x 12'3 (4.19m x 3.73m)

Kitchen/Dining Room

16'7 x 9'5 16'7 x 8'10 (5.05m x 2.87m 5.05m x 2.69m)

Conservatory

5'3 x 18'6 (1.60m x 5.64m)

Bedroom 1

18'7 x 9'10 (5.66m x 3.00m)

Walk In Wardrobe

8'7 x 8'4 (2.62m x 2.54m)

Bedroom 2

12'2 x 10'9 (3.71m x 3.28m)

Bedroom 3

5'8 x 7'5 (1.73m x 2.26m)

Family Bathroom

7'9 x 8'4 (2.36m x 2.54m)

Tenure

The vendor has confirmed the property is Leasehold with annual ground rent of £10.00

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.

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Directions

