



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£399,950**

5 Gladewood Drive, Failsworth, Manchester, M35 9XG

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**\*\*CUL-DE-SAC\*\* \*\*DETACHED\*\* \*\*POPULAR ESTATE\*\* \*\*DRIVEWAY\*\* \*\*GARAGE\*\* \*\*CONSERVATORY\*\* \*\*FRONT AND REAR GARDENS\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*WELL PRESENTED\*\***

Mcdermott & Co is delighted to bring to the market a well maintained modern four bedroom detached home which is set in a quiet cul-de-sac on the desirable Lime Lane residential estate close to local amenities, motorway links and commended schools. The ground floor briefly comprises of entrance hallway, ground floor WC, lounge opening into dining room, modern kitchen/diner with access into utility room and conservatory which leads out to the rear garden. To the first floor are four double bedrooms all complete with fitted wardrobe space, master bedroom en-suite shower room and contemporary shared family bathroom. Externally presents a spacious driveway for up to three cars, front lawned garden with gated side access into rear garden which has been beautifully presented with lawned and paved seating area with pergola. Ideal purchase for a family looking to upsize or move into their forever home. 3 minute drive to Daisy Nook country park for scenic walk routes. Viewings highly recommended.

## Entrance Hallway

14'5 x 6' (4.39m x 1.83m)

Front entrance, laminate flooring, stairs off to first floor rooms, access to ground floor WC, storage cupboard, neutral decor.

## Ground Floor WC

5'11 x 2'9 (1.80m x 0.84m)

Front facing window, two piece bathroom suite in white with WC and fitted vanity sink, tiled walls and flooring, radiator, neutral decor.

## Lounge

14'5 x 15' (4.39m x 4.57m)

Front facing into bay window, laminate flooring, radiator, electric fire feature with surround and hearth, TV point, under stair storage, opening into dining room, neutral decor.

## Dining Room

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

Continued laminate flooring, radiator, double doors into conservatory, neutral decor.

## Conservatory

7'5 x 10'4 (2.26m x 3.15m)

Rear facing, UPVC double glazed windows, laminate flooring, radiator, neutral decor, double doors lead out to rear garden.

## Kitchen/Diner

9'3 x 19'6 (2.82m x 5.94m)

Rear facing window, range of wall and base units in cream shaker style with complimentary worktops, mixed tile splashback, integrated oven with gas hob and extractor fan over, inset stainless steel sink with mixer tap over, laminate flooring, TV point, radiator, neutral decor, access into utility room.

## Utility Room

5'5 x 6'8 (1.65m x 2.03m)

Rear facing window, wall units in cream shaker style with complimentary worktops, plumbing and electric points for appliances, laminate flooring, door leading out to rear garden.

## Stairs

Carpeted, access to landing, storage cupboards, access to all first floor rooms.

## Bedroom 1

9'7 x 11'10 (2.92m x 3.61m)

Rear facing window, carpeted, radiator, fitted wardrobes, access into en-suite shower room, neutral décor.

## En-suite Shower Room

5'10 x 5'11 (1.78m x 1.80m)

Three piece bathroom suite in white, WC and fitted vanity sink basin, thermostatic shower enclosure, fully tiled walls and flooring, radiator, neutral decor.

## Bedroom 2

6'7 x 11'10 (2.01m x 3.61m)

Front facing windows, carpeted, TV point, radiator, fitted wardrobes, neutral decor.

## Bedroom 3

7'2 x 9'2 (2.18m x 2.79m)

Front facing windows, carpeted, TV point, radiator, fitted wardrobes, neutral decor.

## Bedroom 4

6'5 x 9'2 (1.96m x 2.79m)

Rear facing window, carpeted, radiator, fitted wardrobes, neutral décor.

## Family Bathroom

7'2 x 5'1 (2.18m x 1.55m)

Side facing window, modern four piece bathroom suite in white, WC, vanity sink, thermostatic shower enclosure, glass shower screen, fitted bath, fully tiled walls and flooring, radiator, neutral décor.

## Tenure

The vendor has confirmed the property is Leasehold with annual ground rent of £126.00

## 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.

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

## Directions

