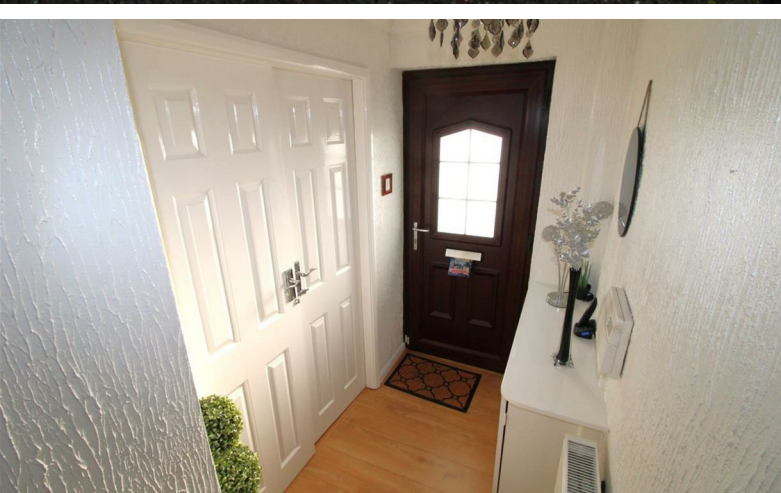




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£239,000**

45 Sycamore Grove, Failsworth, Manchester, M35 9NB

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**\*\*REDUCED\*\* \*\*CHAIN FREE\*\* \*\*CUL-DE-SAC\*\* \*\*QUASI-SEMI\*\* \*\*THREE BEDROOMS\*\* \*\*MODERN SHOWER ROOM\*\* \*\*FRONT AND REAR GARDENS\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*WELL MAINTAINED\*\***

Presenting to the market this three bedroomed quasi-semi nestled in a quiet cul-de-sac located in the popular Failsworth area. Briefly comprising of entrance hall with stairs off to the first floor, lounge opening into a kitchen/dining room with sliding doors leading out to the rear garden. To the first floor are three bedrooms and a contemporary shared family shower room. Externally offers parking spaces in the cul-de-sac, ample front lawned garden and private rear garden not overlooked with paved and lawned areas complete with external shed ideal for storage. Perfect for a family, well presented and ideally located for local schools such as Co-Op Academy and St Johns Junior School, amenities and supermarkets, as well as local public transport links between Oldham and Manchester City Centre. Viewings are highly recommended to appreciate what this property has to offer.

## Entrance Hall

Front entrance, laminate flooring, radiator, stairs off to first floor, double doors leading into lounge, neutral décor.

## Lounge

Front facing bay window, laminate flooring, gas fire with surround and hearth, radiator, TV point, opening into dining room, neutral décor.

## Dining Room

Rear facing sliding doors, fitted blinds, laminate flooring, radiator, neutral décor, opening into kitchen.

## Kitchen

Rear facing window, roller blind, range of wall and base units in white wood with oak detail and complimentary worktops, gas hob with integrated single oven, tiled splashback, stainless steel sink with mixer tap and drainer, opening for washer and fridge/freezer, breakfast bar, neutral décor.

## Stairs

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

## Bedroom 1

Front facing window, roller blind, carpeted, radiator, fitted wardrobes and drawers, Tv point, neutral décor.

## Bedroom 2

Rear facing window, roller blind, carpeted, radiator, TV point, fitted wardrobes and drawers, storage cupboard, neutral décor.

## Bedroom 3

Front facing window, roller blind, carpeted, radiator, fitted wardrobes and drawers, storage cupboard, neutral décor.

## Family Shower Room

Rear facing window, three piece bathroom suite in white, WC, vanity sink, walk-in thermostatic shower with glass shower screen, chrome heated towel rail, LED mirror, vinyl flooring, tiled walls, neutral décor.

## Externally

Front lawned garden with paved pathway, rear gated garden with artificial lawned and paved areas, garden shed, parking spaces to front.

## Tenure

We have been advised that the property is Leasehold for 999 years starting from 1st January 1984 with Ground Rent of £35.00 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

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## Directions

