



MCDERMOTT & CO

THE PROPERTY AGENTS



£209,950

37 Ashworth Street, Failsworth, Manchester, M35 0JQ

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****CHAIN FREE** **IDEAL FOR FIRST TIME BUYERS** **DRIVEWAY** **GARAGE****

Mcdermott & Co is happy to present to the market this two bed roomed semi-detached property located in the Failsworth area. Ideal for first time buyers and briefly comprising of entrance hall, lounge, modern kitchen/diner, two bedrooms, modern bathroom. Externally presents driveway with double gates to rear garden. To the rear a garage, lawned and tarmacked areas. Warmed by gas central heating and UPVC double glazing throughout. Ideally located in close proximity to primary and secondary schools, supermarkets and amenities. 10 minute walk to Oldham Road for bus links in between Oldham Town Centre and Manchester City Centre. 6 minute drive to Failsworth or Newton Heath and Moston Tram Stop for the same links. Viewings recommended.

Entrance Hall

Lounge

10'9 x 16'3 (3.28m x 4.95m)

Front facing into bay window, carpeted, radiator, electric feature fire, neutral decor.

Kitchen/Diner

13'10 x 8'9 (4.22m x 2.67m)

Rear facing, modern range of fitted wall and base units in Grey gloss finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob plumbing for washer, vinyl flooring, radiator, patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, radiator to bottom of the stairs and window to the top, neutral decor.

Bedroom 1

14'1 x 10'9 (4.29m x 3.28m)

Front facing, 2 windows, carpeted, radiator, neutral decor.

Bedroom 2

8'2 x 11'9 (2.49m x 3.58m)

Rear facing, carpeted, radiator, neutral decor.

Bathroom

5'4 x 6'7 (1.63m x 2.01m)

Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, decorative panel walls, vinyl flooring.

Externally

To the front of the property there is tarmacked driveway with double gates leading to rear garden and private rear garden with garage, lawned and tarmacked areas.

Tenure

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

