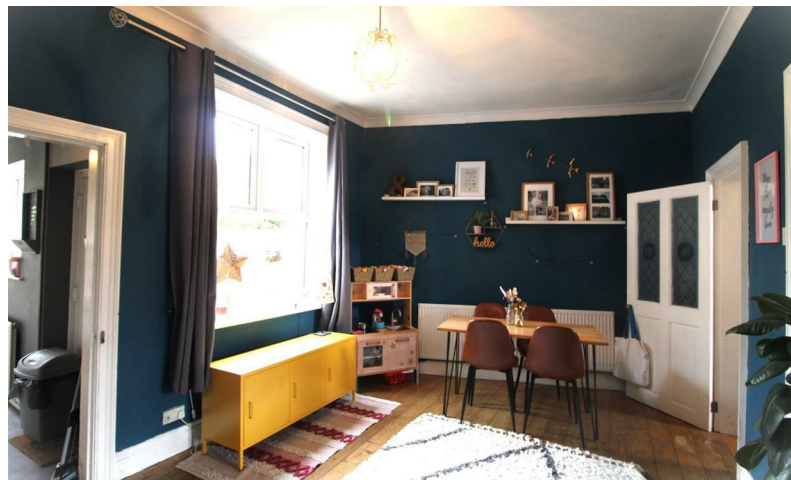




MCDERMOTT & CO

THE PROPERTY AGENTS



£164,950

9 Florence Street, Failsworth, Manchester, M35 9QQ

9 Florence Street, Failsworth, Manchester, M35 9QQ

****IDEAL FOR FIRST TIME BUYERS** **IDEAL FOR INVESTORS** **TWO RECEPTION ROOMS****

McDermott & Co are pleased to bring to the market this 2 bedroomed end terrace property. Benefitting from upvc double glazing and warmed by gas central heating. Comprising of hallway with stairs off and under stairs storage, lounge with cast iron fire surround, 2nd reception/dining room, kitchen, first floor, bedroom one with 2 windows, bedroom two and family bathroom. The property is situated close to local transport links, schools and shops.

Entrance Hallway

Entrance hall with stairs off, wooden flooring, radiator, under stairs storage, neutral decor, stairs off.

Lounge

10'11 11'2 (3.33m x 3.40m)

Front facing, wooden flooring, radiator, tv point, cast iron feature fire surround.

Dining Room

16'10 x 10'5 (5.13m x 3.18m)

Rear facing, wooden flooring, radiator, shelving in fire place.

Kitchen

5'4 x 12'9 (1.63m x 3.89m)

Rear facing, 2 windows to side and rear, range of fitted wall and base units in White finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob, tiled splashback, vinyl flooring, plumbing for washer, radiator, neutral decor.

Stairs

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

Bedroom 1

17'6 x 9'11 (5.33m x 3.02m)

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

Bedroom 2

9'3 x 11'2 (2.82m x 3.40m)

Rear facing, carpeted, radiator, partly panelled walls, neutral decor.

Family Bathroom

5'10 x 7'10 (1.78m x 2.39m)

Side facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, partly tiled walls, vinyl flooring.

Externally

The property is pavement fronted and has a small rear yard.

Tenure

We have been advised by the vendor that the property 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 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

Directions

