



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£249,999**

28 Hampton Road, Failsworth, Manchester, M35 9HT

# 28 Hampton Road, Failsworth, Manchester, M35 9HT

**\*\*REDUCED\*\* \*\*NEWLY REFURBISHED\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*DRIVEWAY\*\* \*\*LARGE REAR GARDEN\*\* \*\*POPULAR LOCATION\*\***

Mcdermott & Co present to the market this extended and newly refurbished semi detached house situated in a popular location in the Failsworth area. The current owners have spared no expense creating a modern finish with the property briefly comprising of entrance vestibule, lounge, open kitchen/ diner complete with downstairs WC, three bedrooms, master bedroom en-suite and a contemporary family bathroom. Other features consist of brand new fitted carpets, new fitted kitchen and new three piece bathroom suite. Perfect opportunity for a family ready to move in to their new home with externally offering a driveway for one car, side access leading through to a large rear garden with patio and good size garden area. Located in friendly residential area with close by access to local primary and secondary schools, amenities and bus links can be accessed via Ashton Road East and Roman Road. Viewings highly recommended.

## Entrance Vestibule

Carpeted, leading into lounge.

## Lounge

Front facing with window, carpeted, radiator, neutral decor.

## Kitchen

Rear facing, range of wall and base units in grey gloss with complimentary quartz worktops, ceramic induction hob with extractor over, integrated oven, integrated fridge/freezer, stainless steel sink with mixer tap, radiator, vinyl flooring, storage cupboard, access to downstairs WC, neutral decor, double doors leading out to rear.

## Downstairs WC

Two piece suite, WC and sink basin, vinyl flooring, neutral decor.

## Stairs

Carpeted, access to landing.

## Bedroom 1

Front facing with window, carpeted, radiator, access to shower room en-suite, storage cupboard, neutral decor.

## En-suite Shower Room

Front facing with window, three piece bathroom suite in white with WC, sink basin, thermostatic shower enclosure, chrome heated towel rail, vinyl flooring.

## Bedroom 2

Rear facing with window, carpeted, radiator, neutral decor.

## Bedroom 3

Side facing with window, carpeted, radiator, neutral decor.

## Family Bathroom

Three piece bathroom suite in white, WC, sink basin, thermostatic shower over bath with glass shower screen, chrome heated towel rail, vinyl flooring.

## Externally

Front paved driveway, access down the side which enters into large rear garden with paved area.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 25th of November 1931

## 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

## Directions

