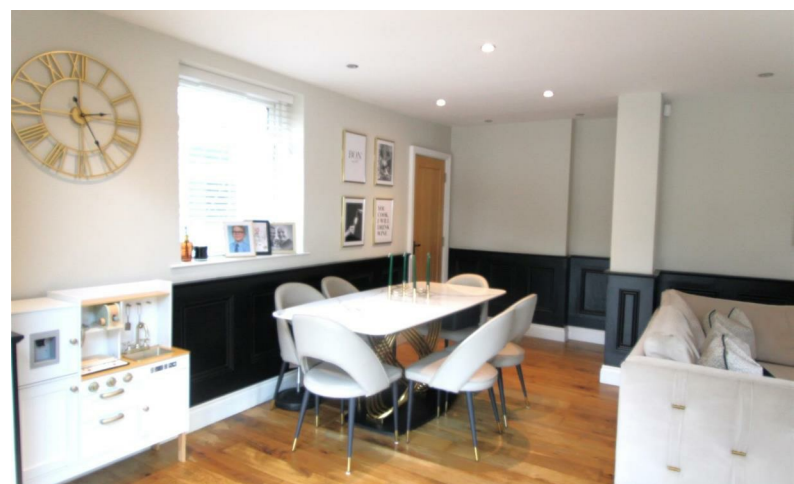




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£380,000**

1, Cutler Hill Road, Failsworth, Manchester, M35 9NJ



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**\*\*IDEAL FOR FAMILIES\*\* \*\*DAISY NOOK\*\* \*\*EXTENDED UNIQUE COTTAGE\*\* \*\* 2 BEDROOMS\*\* \*\*LOUNGE/DINER\*\* \*\*UTILITY ROOM\*\* \*\*TWO BATHROOMS\*\* \*\*DRIVEWAY\*\* \*\*YURT\*\* \*\*PERIOD FEATURES\*\***

McDermott & Co have the pleasure of bringing to the market this 2 bedroom extended cottage with period features in the sought after area of Daisy Nook and a stone throw away for Daisy Nook Country Park and Woodhouses Village. In close proximity to Ashton Town Centre. The property comprises of lounge/diner, kitchen with range cooker and Belfast sink, integrated appliances and bi-fold doors to garden, utility rom, downstairs shower room with rainfall shower. First floor two bedrooms and family bathroom with rainfall shower over Victorian style free standing bath. Externally to the front there is a lawned garden and to side a stoned driveway for 4 cars. At the rear there is a decked area, yurt and hot tub and bbq area with wooden cover over. VIEWINGS ESSENTIAL TO APPRECIATE THIS PROPERTY.

## Entrance Porch

Entrance porch leading into lounge, carpeted, window to side, neutral decor

## Lounge/Diner

15'5 x 20'8 (4.70m x 6.30m)

Front facing into bay window, 2 radiators, wooden flooring, spotlights, partly panelled walls, brick fireplace and hearth with log burning fire, neutral decor, stairs off.

## Dining Area

Rear facing, wooden flooring, partly panelled walls, neutral decor, under stairs storage.

## Kitchen

7'5 x 20'3 (2.26m x 6.17m)

Front and side facing, range of fitted wall and base units in blue finish with complimentary wooden worktops. Inset Belfast style sink mixer taps over, free standing range cooker with electric oven and gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, wooden flooring, spotlights, tiled splashback, skylight, neutral decor, bi-fold doors leading to garden.

## Utility Room

7'0 x 7'10 (2.13m x 2.39m)

Side facing, range of fitted wall and base units in white gloss finish with complimentary worktops., wooden flooring, radiator, plumbing for washer, neutral decor.

## Downstairs Bathroom

5'7 x 6'10 (1.70m x 2.08m)

Side facing, three piece bathroom suite in white comprising sink and toilet, rainfall shower enclosure, tiled walls in shower enclosure, radiator, spotlights, wooden flooring, neutral decor.

## Stairs

Stairs leading to all first floor rooms, carpeted, radiator, spotlights, neutral decor.

## Bedroom One

13'2 x 13'4 (4.01m x 4.06m)

Front and side facing, carpeted, partly panelled walls, radiator, built in storage cupboard, spotlights, neutral decor.

## Bedroom Two

6'11 x 11'11 (2.11m x 3.63m)

Side and rear facing, carpeted, radiator, spotlights, neutral decor.

## Family Bathroom

7'0 x 9'0 (2.13m x 2.74m)

Side facing, three piece bathroom suite in white comprising sink and toilet, rainfall shower over Victorian style free standing bath, heated chrome towel rail and radiator, tiled walls around bath and shower area, wooden flooring, partly panelled walls, spotlights, neutral decor.

## Externally

To the front there is a lawned garden and to side a stoned driveway for 4 cars. At the rear there is a decked area, yurt and hot tub and bbq area with wooden cover over.

## Tenure

We await this information from the vendors.

## 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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  - buy a new or existing leasehold
  - are transferred land or property in exchange for payment, for example you take on a mortgage
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## Example

## Directions

