



MCDERMOTT & CO

THE PROPERTY AGENTS



£169,950

53 Miriam Street, Failsworth, Manchester, M35 0LA

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****REDUCED** **REAR EXTENDED** **SPACIOUS LOUNGE/DINING ROOM** **WELL PRESENTED** **TWO DOUBLE BEDROOMS** **IDEAL FOR FIRST TIME BUYERS** **IDEAL LOCATION****

Presenting to the market this two bedroomed rear extended mid terraced home in the popular Failsworth area conveniently located to all surrounding amenities, local primary and secondary schools and public transport links such as Failsworth Tram Stop, which is a 5 minute drive for access to Oldham Town Centre and Manchester City Centre. This well presented family home briefly comprises of entrance hallway, spacious lounge/ dining room, modern kitchen with access to rear garden, two first floor double bedrooms and contemporary family shower room. Externally presents a front gated yard with a rear well maintained paved garden complete with garden shed perfect for storage. Warmed by gas central heating and UPVC double glazing, this much loved family home is ready for the successful buyer to occupy immediately. Ideal purchase for first time buyers. Viewings are highly recommended.

Entrance Hallway

Front access, laminate flooring, radiator, stairs off to first floor, neutral décor.

Lounge/ Dining Room

26'6 x 14'2 (8.08m x 4.32m)

Front facing window, fitted blinds, radiator to lounge, laminate flooring, electric fire with surround and hearth, under stair storage, rear facing window, radiator to dining area, access into kitchen, neutral décor.

Kitchen

14'2 x 8'1 (4.32m x 2.46m)

Side facing window, fitted blinds, range off wall and base units in light grey gloss with complimentary worktops, inset stainless steel sink with mixer tap and drainer, gas ring hob with tiled splashback and extractor over, integrated double oven, opening and point for washing machine and fridge/freezer, radiator, tiled flooring, tiled feature wall, rear door to access garden, neutral décor.

Stairs

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

Bedroom 1

12'6 x 13'8 (3.81m x 4.17m)

Two front facing windows, fitted blinds, laminate flooring, radiator, fitted wardrobe and cupboards, neutral décor.

Bedroom 2

12'4 x 8'1 (3.76m x 2.46m)

Rear facing window, fitted blinds, laminate flooring, radiator, fitted wardrobe and cupboards, neutral décor.

Family Shower Room

7'1 x 5'3 (2.16m x 1.60m)

Rear facing window, fitted blind, three piece bathroom suite in white, WC, vanity sink basin, thermostatic shower enclosure, chrome heated towel rail, fully tiled walls and flooring, neutral décor.

Externally

Front gated paved yard, rear paved garden with garden shed and gated access to ginnel.

Tenure

The vendors have confirmed the property is Leasehold for 995 years starting from 12/8/1932 with annual ground rent of £4.00.

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.

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Directions

