



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£280,000**

44 Woodford Road, Failsworth, Manchester, M35 9JU

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**\*\*EXTENDED SEMI DETACHED\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*CORNER PLOT\*\* \*\*GARAGE\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*UTILITY ROOM/DOWNSTAIRS WC\*\* \*\*STUDY/DOWNSTAIRS 4TH BEDROOM\*\***

McDermott & Co are pleased to bring to the market this 3 bedroomed extended semi detached. Situated close to Failsworth Higher Memorial Park, Daisy Nook Country Park, local amenities, bus and trams links including M60 motorway. The property warmed by gas central heating and benefitting from upvc double glazing. Comprising of entrance porch leading into hallway, main lounge, lounge/kitchen/diner, downstairs utility room/wc, study/downstairs 4th bedroom. To the first floor 2 double bedrooms, 3rd bedroom and family bathroom.

VIEWINGS HIGHLY RECOMMENDED TO SEE THE PROPERTY'S FULL POTENTIAL.

## Entrance Porch

5'0 x 2'0 (1.52m x 0.61m)  
Entrance porch is carpeted.

## Hallway

5'0 x 1'19 (1.52m x 3.58m)  
Hallway is carpeted, radiator, under stairs storage, neutral decor.

## Main Lounge

15'8 x 10'7 (4.78m x 3.23m)  
Front facing, carpeted, radiator, tv point, electric fire, neutral decor.

## Lounge

11'4 x 10'10 (3.45m x 3.30m)  
Front facing into bay window, carpeted, radiator, electric fire, tv point.

## Kitchen/Diner

11'3 x 11'2 (3.43m x 3.40m)  
Rear facing, Range of fitted wall and base units in Beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, free standing fridge freezer, laminate flooring, neutral decor.

## Study/4th Bedroom

7'5 x 6'4 (2.26m x 1.93m)  
Rear facing, carpeted, radiator, neutral decor.

## Utility/Downstairs WC

5'7 x 4'0 (1.70m x 1.22m)  
Rear facing, range of fitted wall and base units in Beech finish with complimentary black worktops, one piece bathroom suite in white comprising toilet, sink, plumbing for washer, vinyl flooring, radiator, neutral decor.

## Stairs

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

## Bedroom 1

10'11 x 12'0 (3.33m x 3.66m)  
Front facing into bay window, carpeted, radiator, neutral decor.

## Bedroom 2

11'4 x 10'9 (3.45m x 3.28m)  
Rear facing, carpeted, radiator, tv point, built in wardrobe, shelving and storage cupboard, neutral decor.

## Bedroom 3

6'11 x 6'4 (2.11m x 1.93m)  
Front facing, carpeted, radiator, neutral decor.

## Family Bathroom

6'3 x 5'4 (1.91m x 1.63m)  
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls, lino flooring, neutral decor.

## Externally

The property is a corner plot, at the front there is a stoned garden and wraps to the side which and double gates top the rear garden. To the rear there is a large garage 14ft by 18ft, concrete garden. The property has footings under the side extension to accommodate a double storey extension.

## Tenure

We have been advised by the vendors that the property is 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

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## Directions

