



MCDERMOTT & CO

THE PROPERTY AGENTS



£285,000

10 Oak Road, Failsworth, Manchester, M35 0WW

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****CHAIN FREE** **SEMI BUNGALOW** **TWO SHOWER ROOMS****

This well-proportioned 861.11 square foot bilevel property with a unique floor plan offers an inviting blend of functionality and comfort. Spread over two levels, the property features one comfortable bedroom, two practical bathrooms, and an assortment of living spaces to cater all your needs. The ground floor hosts a modern kitchen equipped with a stove, adjacent to the inviting living area that is perfect for entertaining or spending quality time with the family. Apart from this, the ground floor also offers extra amenities like a functional room, a remodeled bathroom with a shower and bedroom two being used as a gym for fitness enthusiasts. A well-maintained staircase will lead you to the first floor which is home to a cozy bedroom offering tranquility and rest. Additionally, there is a second bathroom with a shower, ensuring privacy and convenience for the residents. With such impressive features, this property it can be the perfect fit for individuals or small families looking for a harmonious living experience. The property is situated in close proximity to local amenities, schools and transport links.

Entrance Hallway

3'4 x 11'8 (1.02m x 3.56m)

Side facing entrance hallway with all ground floor coming off, laminate flooring, spotlights, radiator, neutral decor.

Lounge

19'0 x 11'8 (5.79m x 3.56m)

Front facing into bay window, laminate flooring, spotlights, 2 radiators, storage cupboard, neutral decor.

Kitchen/Lounge

10'7 x 10'10 (3.23m x 3.30m)

Rear facing, modern range of fitted wall and base units in dark and light Grey gloss finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in gas oven and induction hob with extractor hood over, integrated washing machine, integrated freezer, free standing fridge, laminate flooring, 2 radiators, spotlights, neutral decor, bi-fold doors leading to rear garden.

Bedroom Two/Gym

9'6 x 11'9 (2.90m x 3.58m)

Front facing, carpeted, radiator, neutral decor.

Downstairs Shower Room

6'5 x 5'5 (1.96m x 1.65m)

Side facing, modern three piece bathroom suite in white comprising sink and toilet, shower enclosure, panelled walls in shower enclosure, heated chrome towel rail, partly tiled walls, tiled flooring spotlights, neutral decor.

Stairs to first floor

Carpeted, spotlights, partly glass staircase, neutral decor.

Bedroom One

14'0 x 11'7 (4.27m x 3.53m)

Carpeted, radiator, 2 velux windows, spotlights, wall lights, storage cupboards, neutral decor.

En-Suite Shower Room

7'0 x 5'0 (2.13m x 1.52m)

Modern three piece bathroom suite in white comprising vanity sink with dark Grey storage and toilet, shower enclosure, wall panelling in shower enclosure, heated chrome towel rail, tiled flooring, velux window, neutral decor.

Externally

TO the front of the property there is a paved driveway leading to side entrance and garage. Private rear garden with decked, artificial grass and paved areas.

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.

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Directions

