



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£459,995**

2 Margrove Close, Failsworth, Manchester, M35 9XQ



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**\*\*DETACHED\*\* \*\*CORNER PLOT\*\* \*\*LIME LANE ESTATE\*\* \*\*4 BEDROOMS \*\*THREE BATHROOMS\*\* \*\*DINING ROOM\*\* \*\*CONSERVATORY\*\*  
**\*\*MODERN KITCHEN\*\* \*\*MODERN BATHROOM\*\* \*\*DRIVEWAY\*\* \*\*GARAGE\*\*****

Mcdermott & co are delighted to bring to the market this detached corner plot four bedroomed property. Warmed by gas central heating and benefitting from upvc double glazing and situated on the popular Lime Lane Estate. The property comprises of entrance porch, hallway, double doors into lounge, double doors into dining room, modern kitchen, downstairs WC, conservatory. To the first floor, bedroom on with modern en-suite, all bedrooms having built in wardrobes, family bathroom. Externally there is a driveway of 2 cars and an integral garage. To the rear of the property a south facing wrap around mature garden with paved area and lawned area and is south facing.

## Entrance Porch

Porch white upvc, tiled flooring, wall light, leading into hallway.

## Hallway

14'8 x 2'10 (4.47m x 0.86m)

Tiled flooring, radiator, stairs off, neutral decor.

## Lounge

17'8 x 10'9 (5.38m x 3.28m)

Front facing into bay window, double doors into lounge, carpeted, radiator, tv point, gas feature fire, neutral decor.

## Dining Room

9'0 x 10'5 (2.74m x 3.18m)

Rear facing, double doors into dining room, carpeted, radiator, neutral decor, leading into conservatory.

## Kitchen

12'0 x 14'9 (3.66m x 4.50m)

Rear and side facing, modern range of fitted wall and base units in Dark Grey ultra gloss finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, integrated NEF double electric oven and gas hob with extractor hood over, tiled splashback, free standing American fridge freezer, plumbing for washer and dryer, tiled flooring, lighting in kickboard, spotlights, built in dining table, door leading to garage and another leading to rear garden.

## Downstairs WC

4'10 x 2'8 (1.47m x 0.81m)

Under stairs WC, two piece bathroom suite in cream comprising sink and toilet, partly tiled walls, tiled flooring, tiled splashback, radiator, neutral decor.

## Conservatory

10'6 x 9'9 (3.20m x 2.97m)

Rear facing, white upvc, laminate flooring, neutral decor, double doors leading to rear garden.

## Stairs

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

## Landing

8'1 x 9'10 (2.46m x 3.00m)

Carpeted, radiator, storage cupboard, neutral decor, loft access.

## Bedroom One

9'9 x 13'2 (2.97m x 4.01m)

Front facing into bay, carpeted, radiator, built in dressing table, built in wardrobes neutral decor.

## En-Suite

4'7 x 7'10 (1.40m x 2.39m)

Side facing, modern three piece bathroom suite in white comprising vanity sink, toilet, shower cubicle, radiator, fully tiled walls, tiled flooring.

## Bedroom Two

Front facing, carpeted, radiator, built in wardrobes.

## Bedroom Three

7'7 x 9'10 (2.31m x 3.00m)

Rear facing, carpeted, radiator, built in wardrobes, neutral decor.

## Bedroom Four

10'0 x 8'2 (3.05m x 2.49m)

Rear facing, carpeted, radiator, building in wardrobes.

## Family Bathroom

6'1 x 6'6 (1.85m x 1.98m)

Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, radiator, partly tiled walls, tiled flooring, neutral decor.

## Externally

The property is on a corner plot and has a tarmacked driveway for two cars and integral garage. To the rear a south facing wrap around mature garden with lawned area and paved area and is south facing.

## 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.

## Directions

