



MCDERMOTT & CO

THE PROPERTY AGENTS



£330,000

136 Lord Lane, Failsworth, Manchester, M35 0GS

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****DETACHED DORMER BUNGALOW** **LARGE GARDEN** **CONSERVATORY/SUN ROOM** **3 BEDROOMS INCLUDING LOFT ROOM** **FOUR PIECE FAMILY BATHROOM** **UTILITY ROOM** **DRIVEWAY****

McDermott & Co are happy to bring to the market this 3 bedroomed semi detached dormer bungalow. In close proximity to local amenities, transport links and schools. The property is warmed by gas central heating, comprising of entrance hallway, lounge area/dining area, conservatory/sun room, kitchen, utility room, family bathroom, bedroom one, bedroom two with wc, stairs leading the bedroom three/loft room.

Viewings recommended to appreciate the property's full potential.

Entrance Hallway

15'3 x 5'10 (4.65m x 1.78m)

Carpeted, wall lights, radiator, doors to lounge, family bathroom, bedroom one.

Lounge Area/Dining Area

27'6 x 12' (8.38m x 3.66m)

Front facing into bay and rear facing, carpeted, electric fire in surround and hearth, two radiators, double doors from dining area to conservatory.

Kitchen

12'9 x 9'1 (3.89m x 2.77m)

Rear facing into bay, tiled floor, range of built in units, electric double oven and grill, induction hob, integrated microwave, spotlights, radiator.

Conservatory/Sun Room

27'8 x 9'2 (8.43m x 2.79m)

Rear facing, white upvc door, tiled flooring, wall lights, neutral decor, doors leading to rear garden.

Utility Room

11'11 x 7'8 (3.63m x 2.34m)

Side facing, tiled flooring, plumbed for washing machine and space for dryer, neutral decor.

Bedroom One

12' x 11'2 (3.66m x 3.40m)

Rear facing, carpeted, built in wardrobes and dressing table, radiator, neutral decor.

Bedroom Two with WC

15'4 x 8'6 (4.67m x 2.59m)

Front facing into bay, carpeted, built in wardrobe, radiator, w.c., and sink in white with tiled splash back, neutral decor

Family Bathroom

8'7 x 6'8 (2.62m x 2.03m)

Rear facing, vinyl flooring, shower cubicle, w.c., bath, tiled walls, spotlights and wall lights, corner storage unit.

Stairs

3'1 x 2'10 (0.94m x 0.86m)

Stairs from inner hall to loft room, carpeted, storage cupboard the top of the stairs.

Bedroom Three/Loft Room

18'4 x 12'3 (5.59m x 3.73m)

Front and rear facing, carpeted, spotlights, two radiators, neutral decor.

Externally

Gardens to front and rear with driveway to the front, garage door but no garage as it has been changed into a utility room but change be changed back.

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
- The threshold is where SDLT starts to apply. If you buy a property for less than the threshold, there's no SDLT to pay.

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Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-101 A		
81-91 B		
69-80 C		
55-65 D		
49-54 E		
41-45 F		
31-39 G		
1-20		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-110 A		
81-91 B		
69-80 C		
55-65 D		
49-54 E		
41-45 F		
31-39 G		
1-20		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		