



MCDERMOTT & CO

THE PROPERTY AGENTS



£325,000

14 Bowker Avenue, Denton, Manchester, M34 7GN

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****CHAIN FREE** **IDEAL FOR FAMILIES** **SEMI DETACHED** **THREE BEDROOMS** **WELL PRESENTED** **DINING AREA**
****MODERN KITCHEN** **MODERN FOUR PIECE FAMILY BATHROOM** ** SECOND RECEPTION ROOM** **DOWNSTAIRS WC**
****DOUBLE DRIVEWAY********

McDermott & Co are delighted to bring to the market this well presented three bedroomed semi detached property. Benefitting from upvc double glazing and gas central heating. Comprising of entrance hallway, lounge, dining area, modern kitchen, conservatory, second reception room, downstairs modern wc, stairs, three bedrooms and family bathroom. The property is situated in the sought after village of Haughton Green, close to local amenities including shops, schools and Haughton Dale Nature Reserve.

Entrance Hallway

11'1 x 7'4 (3.38m x 2.24m)

Stairs off, laminate flooring, radiator, under stairs storage cupboard, neutral decor.

Lounge

22'4 x 11'3 (6.81m x 3.43m)

Front facing, carpeted, two radiators, electric fire with surround and hearth, neutral decor.

Dining Area

7'11 x 26'8 (2.41m x 8.13m)

Rear facing, laminate flooring, spotlights, radiator, neutral decor, double doors leading into conservatory.

Kitchen

9'1 x 7'4 (2.77m x 2.24m)

Rear facing, two windows, modern range of fitted wall and base units in dark grey gloss finish with complimentary white quartz worktops. Inset sink and drainer with mixer taps over, built in double electric oven and electric hob with extractor hood over, quartz splashback, integrated, dishwasher, integrated washing machine, laminate flooring, kitchen island with integrated fridge and overhang for seating, under unit lighting, two radiators, door to the side leading to rear garden.

Conservatory

Rear facing, white upvc, tiled flooring, electric wall heater, neutral decor, double doors leading to rear garden.

Second Reception Room

11'4 x 7'3 (3.45m x 2.21m)

Front facing, carpeted, radiator, spotlights, neutral decor, loft access, downstairs wc off.

Downstairs WC

5'4 x 3'5 (1.63m x 1.04m)

Modern two piece bathroom suite in white comprising vanity sink and toilet, tiled splashback, storage cupboard, vinyl flooring, spotlights, neutral decor.

Stairs

Stairs leading to all first floor rooms, carpeted, window to the top of the stairs, neutral decor.

Bedroom One

11'2 x 11'5 (3.40m x 3.48m)

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

Bedroom Two

10'3 x 11'2 (3.12m x 3.40m)

Rear facing, carpeted, radiator.

Bedroom Three

8'4 x 7'4 (2.54m x 2.24m)

Front facing, carpeted, radiator, built in wardrobe.

Family Bathroom

8'7 x 7'2 (2.62m x 2.18m)

Rear facing modern four piece bathroom suite in white comprising sink and toilet, bath, shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

Externally

To the front of the property there is block paved double driveway, private rear garden with paved area, artificial grassed area and decked area.

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

