



MCDERMOTT & CO

THE PROPERTY AGENTS



£299,950

9 Newton Road, Failsworth, Manchester, M35 0QF

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****IDEAL FOR FAMILIES** **WELL PRESENTED** **MODERN KITCHEN** **MODERN FAMILY BATHROOM** **DOWNSTAIRS WC** **DRIVEWAY**
****SECOND RECEPTION/DINING ROOM******

McDermott & Co proudly presents this well presented three bedroomed semi-detached property nestled in the popular Failsworth area. Perfect opportunity for a lovely family home with the property briefly comprising of entrance hallway with stairs off, lounge, second reception/dining room, modern kitchen, downstairs WC. To the first floor are three good sized bedrooms with a modern family bathroom. Externally a blocked paved driveway and private rear garden with paved area and lowered lawned area. Ideal location for access to local schools such as South Failsworth Primary and other surrounding, short commute to amenities and supermarkets and 10 minute walk to Brookdale Park. Viewings essential.

Entrance Hallway

14'2 x 5'10 (4.32m x 1.78m)

Entrance hallway with all downstairs room off, tiled flooring, radiator, neutral decor, wc off, stairs off.

Lounge

12'5 x 11'1 (3.78m x 3.38m)

Front facing into bay window, laminate flooring, radiator, neutral decor.

Second Reception/Dining Room

20'10 x 10'9 (6.10m/3.05m x 3.28m)

Rear facing, laminate flooring, radiator, spotlights, velux window, neutral decor, patio doors leading to rear garden.

Kitchen

13'5 x 6'7 (4.09m x 2.01m)

Rear facing, modern range of fitted wall and base units in light Grey base and White wall units with gloss finish with complimentary White worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, vinyl splashback, integrated slimline dishwasher, integrated washing machine, tiled flooring, lights in baseboards, neutral, decor.

Downstairs WC

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

Stairs

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

Bedroom One

13'0 x 9'11 (3.96m x 3.02m)

Front facing into bay window, laminate flooring, radiator, spotlights, free standing mirrored wardrobes, neutral decor.

Bedroom Two

11'0 x 10'1 (3.35m x 3.07m)

Rear facing, laminate flooring, radiator, neutral decor.

Bedroom Three

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

Front facing, laminate flooring, radiator, neutral decor.

Family Bathroom

7'3 x 7'1 (2.21m x 2.16m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over P shaped bath, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, free standing mirrored storage cupboard.

Externally

To the front of the property there is a block paved driveway and gate leading to rear garden. A private rear garden, paved stairs from patio doors leading to paved area, lowered grassed area.

Tenure

We have been advised by the vendors that the property is Freehold with Chief Rent of £10.00 per annum.

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:

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Example

Directions

