



MCDERMOTT & CO

THE PROPERTY AGENTS



£179,999

32 Westminster Road, Failsworth, Manchester, M35 9LQ

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****CHAIN FREE** **IDEAL FOR FIRST TIME BUYERS** **RENOVATED** **NEW KITCHEN** **NEW BATHROOM**
****KITCHEN/DINER** **CONSERVATORY****

Mcdermott & Co bring to the market this 3 bedroomed end terraced property which is conveniently situated close to local amenities, schools and in close proximity to Hollinwood Tram Station and M60 motorway access. Internally comprises of entrance vestibule, lounge, kitchen/diner, conservatory, 3 bedrooms and family bathroom. Externally to the front small garden and private rear yard wrapping around to the side of the property.

Entrance Vestibule

3'2 x 3'5 (0.97m x 1.04m)

Entrance vestibule, laminate flooring, neutral decor.

Lounge

8'6 x 14'1 (2.59m x 4.29m)

Front facing into bay window, laminate flooring, electric fire with surround and hearth, radiator, neutral decor.

Kitchen/Diner

12'6 x 14'2 (3.81m x 4.32m)

Rear facing, modern range of fitted wall and base units in light grey finish with complimentary worktops. Inset sink and drainer with mixer taps over in island with overhang for breakfast bar seating, extractor hood over, integrated fridge freezer, integrated dishwasher, laminate flooring, spotlights, radiator, neutral decor, under stairs storage cupboard.

Conservatory

9'9 x 11'6 (2.97m x 3.51m)

Side facing, brick walls, white upvc, laminate flooring, neutral decor, patio doors leading to rear garden.

Stairs

Carpeted, glass bannister, neutral decor.

Bedroom One

11'11 x 14'5 (3.63m x 4.39m)

Front facing, carpeted, radiator, spotlights, neutral decor.

Bedroom Two

10'2 x 7'11 (3.10m x 2.41m)

Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

10'1 x 5'11 (3.07m x 1.80m)

Rear facing, carpeted, radiator, storage cupboards, neutral decor.

Family Bathroom

6'6 x 6'4 (1.98m x 1.93m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, glass shower screen, heated towel rail, fully tiled walls, tiled flooring, spotlights.

Externally

To front a small garden and to the rear and block paved area wrapping around to artificial grassed area to the side of the property.

Tenure

The vendor has advised that the property is Leasehold for 985 years starting 1921 with Ground Rent of £3.00 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.

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Directions

