



MCDERMOTT & CO

THE PROPERTY AGENTS



£220,000

31 Hampton Road, Failsworth, Manchester, M35 9HU

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****CHAIN FREE** **SEMI-DETACHED** **TO MODERNISE/REFURBISH** **TWO RECEPTIONS ROOMS** **LARGE REAR GARDEN** **DETACHED GARAGE**
****IDEAL LOCATION******

McDermott & Co offer to the market this three bedroom semi detached property located in the desirable Failsworth area and situated on a large plot with ample external space. Ideal for first time buyers and families giving the successful buyer scope to refurbish and modernise. The accommodation briefly comprises of: entrance hallway with stairs to the first floor, spacious lounge, dining room/ second reception room with opening into kitchen. To the first floor are two double bedrooms, a third single bedroom and family bathroom. Externally presents a front garden with gated off road parking and access to a detached garage. Further to the rear is a large split level garden with patio and lawned areas. The property is well situated for all local amenities and is within a 3 minute drive to Hollinwood Metrolink station for links between Manchester City Centre and Oldham Town Centre. Close by access for local schools such as Co-Op Academy, bus routes via Ashton Road East and Roman Road and various supermarkets. 5 minute drive for access to M60 and other motorways routes. **VIEWINGS HIGHLY RECOMMENDED.**

Entrance Porch

20' x 7'0" (0.61m x 2.13m)
Double doors, tiled flooring.

Hallway

5'0" x 5'6" (1.52m x 1.68m)
Door leading into lounge, radiator, window to bottom of stairs, neutral decor.

Lounge

18'0" x 15'4" (5.49m x 4.67m)
Front facing into bay window, radiator, fireplace with surround and hearth, neutral decor, double doors into dining room.

Dining Room

10'0" x 12'3" (3.05m x 3.73m)
Rear facing, radiator, neutral decor.

Kitchen

10'0" x 6'1" (3.05m x 1.85m)
Under stairs storage, door leading to side of the property.

Stairs

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

Bedroom One

15'0" x 11'4" (4.57m x 3.45m)
Front facing, radiator.

Bedroom Two

10'0" x 12'2" (3.05m x 3.71m)
Rear facing, radiator.

Bedroom Three

10'0" x 7'1" (3.05m x 2.16m)
Front facing, radiator.

Family Bathroom

6'0" x 6'3" (1.83m x 1.91m)

Externally

Front garden with gated off road parking and access to a detached garage. Further to the rear is a large split level garden with patio and lawned areas.

Tenure

We have been advised 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.

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Directions

