



MCDERMOTT & CO

THE PROPERTY AGENTS



£199,995

10 Paulden Drive, Failsworth, Manchester, M35 0SP

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****CHAIN FREE** **IDEAL FOR FIRST TIME BUYERS** **CORNER PLOT** **DRIVEWAY****

McDermott & Co happy to bring to the market this substantial corner plot with an abundance of potential sits 10 Paulden Drive, a delightful 2 double bedroom semi detached property offered with chain free vacant possession. Large gardens to 3 sides, driveway and out building. Internally the accommodation comprises entrance hall with stairs off, lounge with patio doors out to rear garden, fully fitted kitchen with door out to side, 2 double bedrooms and 3 piece family bathroom. The substantial plot would be ideal for a large double extension (subject to planning and permissions) and still provide sufficient garden and parking area. Located in a popular and sought after location close to local schools, shops and public transport links.

Entrance Hallway

8'0 x 3;6 (2.44m x 0.91m;1.83m)

Entrance hall, laminate flooring, radiator, neutral decor, under stairs storage, window to bottom of stairs, stairs off, leading to all ground floor rooms.

Lounge

19'0 x 10'2 (5.79m x 3.10m)

Front and rear facing, two radiators, neutral decor, patio doors leading to rear garden.

Kitchen

11'0 x 7'9 (3.35m x 2.36m)

Rear facing, fully fitted kitchen in Beech walls and base units and complimentary worktops, tiled splashback, wood effect flooring, sink & drainer, fitted electric oven with electric hob and extractor fan over, integrated washing machine, radiator, neutral decor, window & door out to rear garden.

Stairs

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

Bedroom One

9'0 x 14'1 (2.74m x 4.29m)

Front facing, two windows, carpeted, radiator, neutral decor, walk in storage cupboard which also houses the boiler.

Bedroom Two

10'0 x 9'2 (3.05m x 2.79m)

Rear facing, carpeted, radiator, neutral decor.

Family Bathroom

5'0 x 7'8 (1.52m x 2.34m)

Rear facing, modern fitted three piece bathroom suite in White with shower over bath, partially tiled walls, tiled effect flooring, radiator.

Externally

A substantial plot to front, side and rear gardens with lawned area and driveway for several cars.

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.

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Directions

