



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£340,000**

26 Stamford Drive, Woodhouses, Woodhouses Failsforth, Manchester, M35 9WS

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**\*\*CHAIN FREE\*\* \*\*SEMI DETACHED\*\* \*\*WOODHOUSES VILLAGE\*\* \*\*DRIVEWAY\*\* \*\*GARAGE\*\* \*\*CONSERVATORY\*\***

McDermott & Co are delighted to bring to the market this three bedroomed semi detached property. Comprises of entrance porch, hallway, lounge, kitchen/diner, conservatory, to the first floor there bedrooms and family bathroom. Externally there is a mature front garden, paved driveway leading to garage and private rear garden with artificial grassed area and raised paved area. Set in the sought after Woodhouses Village and easy access to local amenities and facilities and a short walk to Daisy Nook Country Park, Brookdale Golf Club and Woodhouses Cricket Club.

## Entrance Porch

3'2 x 6'9 (0.97m x 2.06m)

Front facing, white upvc, tiled flooring, wall lights, neutral decor.

## Hallway

5'2 x 5'0 (1.57m x 1.52m)

Carpeted, radiator, neutral decor, door leading into lounge.

## Lounge

15'7 x 13'9 (4.75m x 4.19m)

Front facing into bay window, carpeted, radiator, wall lights, neutral decor, double sliding doors into kitchen/diner.

## Kitchen/Diner

7'11 x 17'1 (2.41m x 5.21m)

Rear facing, range of fitted wall and base units in White finish with complimentary worktops. Inset sink and drainer with mixer taps over, free standing electric cooker with extractor hood over, free standing under counter fridge, free standing under the counter freezer, tiled flooring, spotlights, dining area, vinyl flooring, radiator, and double doors in conservatory.

## Conservatory

7'0 x 12'3 (2.13m x 3.73m)

Rear facing, white upvc, radiator, wall lights, laminate flooring, neutral decor, double doors leading to rear garden.

## Stairs

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

## Bedroom One

13'3 x 10'2 (4.04m x 3.10m)

Front facing, carpeted, radiator, built in wardrobes, dressing table and bedside cabinets, neutral decor.

## Bedroom Two

10'5 x 10'2 (3.18m x 3.10m)

Rear facing, carpeted, radiator, built in wardrobes, built in storage cupboard, neutral decor.

## Bedroom Three

8'9 x 6'9 (2.67m x 2.06m)

Front facing, carpeted, radiator, storage cupboard, neutral decor.

## Family Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Rear facing, three piece bathroom suite in white comprising vanity sink, vanity toilet, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

## Externally

To the front there is a mature front garden with paved driveway down the side of the property to the detached garage, a private rear garden with artificial grassed area and raised paved 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:

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- buy a new or existing leasehold
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## Directions

