



MCDERMOTT & CO

THE PROPERTY AGENTS



£235,000

348 Ashton Road East, Failsworth, Manchester, M35 9HF

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****CHAIN FREE** **TWO DOUBLE BEDROOMS** **DRIVEWAY FOR TWO CARS** **PRIVATE REAR SOUTH FACING GARDEN**
****UTILITY ROOM** **KITCHEN/DINER******

McDermott & Co are pleased to bring to the market this two double bedroomed terraced cottage situated in the popular area of Failsworth. The property benefits from upvc double glazing and gas central heating. The property comprises of entrance porch, lounge, kitchen/diner, utility room, downstairs family bathroom. To the first floor bedrooms one and two which are both doubles. Externally the property has a block paved driveway for two cars to the front and private rear yard with raised decked area, tiled and artificial grassed areas.

Entrance Porch

3'0 x 3'11 (0.91m x 1.19m)

Side facing, vinyl flooring, electric wall heater, neutral decor.

Lounge

11'10 x 15'0 (3.61m x 4.57m)

Front facing, carpeted, heated wall radiator, feature electric fire log burning effect fire, decorative ceiling beams, neutral decor.

Kitchen/Diner

11'6 x 15'2 (3.51m x 4.62m)

Rear facing, range of fitted wall and base units in Grey finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, free standing electric cooker with gas hob and extractor over, tiled splashback, free standing dishwasher, laminate flooring, spotlights, ceiling features, stairs off.

Downstairs Family Bathroom

8'3 x 5'6 (2.51m x 1.68m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath with rainfall shower head, radiator, fully tiled walls, tiled flooring, spotlights.

Utility Room

3'5 x 6'9 (1.04m x 2.06m)

Rear facing, fitted wall unit in White finish with wooden worktop, laminate flooring, spotlights, washing machine, neutral decor.

Stairs

Iron spiral staircase leading both bedrooms.

Bedroom One

11'11 x 15'2 (3.63m x 4.62m)

Front facing, carpeted, radiator, built in wardrobes and shelving, neutral decor.

Bedroom Two

8'4 x 15'0 (2.54m x 4.57m)

Rear facing, two windows, two radiators, carpeted, spotlights.

Externally

At the front of the property there is a blocked paved driveway for two cars and private south facing rear garden with flagged area, artificial grassed area and raised decked 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.

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Directions

