



MCDERMOTT & CO

THE PROPERTY AGENTS



£299,995

26 Silverstone Drive, Newton Heath, Manchester, M40 1WF

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****CUL DE SAC** **IDEAL FOR FAMILIES** **EXTENDED** **4 BEDROOMS** **LOUNGE/DINER** **KITCHEN/DINER** **DOUBLE DRIVEWAY** **BEDROOM FOUR/2ND RECEPTION ROOM****

McDermott & co are pleased to bring to the market this spacious four bedroomed semi-detached property situated in the Newton Heath area benefitting from a side a rear extension to create ample living space making this home a perfect purchase for families. Upon entrance the property comprises of entrance hallway with under stairs storage, lounge/diner, kitchen/diner, bedroom four/2nd reception room downstairs. To the first floor three bedrooms and family bathroom. Warmed by gas central heating and UPVC double glazing throughout. Externally presents a paved double driveway and a rear split level garden. Ideally located for easy access to transport links into Manchester City Centre as well as bus routes and other amenities including local shops and schools.

Entrance Hallway

14'0 x 5'11 (4.27m x 1.80m)

Laminate flooring, double doors, radiator, under stairs storage cupboard.

Lounge/Diner

25'2 x 11'4 (7.67m x 3.45m)

Front facing into bay and rear facing, two radiators, feature panel wall, wall lights, neutral decor.

Kitchen/Diner

11'2 x 14'8 (3.40m x 4.47m)

Rear facing, two windows, range of fitted wall and base units in white finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, laminate flooring, electric radiator, spotlights, velux window, partly tiled walls, neutral decor, door leading to rear garden.

Bedroom Four/2nd Reception Room

14'9 x 6'7 (4.50m x 2.01m)

Front facing, laminate flooring, neutral decor.

Stairs

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

Bedroom One

14'6 x 10'1 (4.42m x 3.07m)

Front facing into bay, laminate flooring, radiator, built in wardrobes, neutral decor.

Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

Rear facing, laminate flooring, radiator, built in wardrobes, neutral decor.

Bedroom Three

6'6 x 7'2 (1.98m x 2.18m)

Front facing, tiled flooring, feature panelled wall, storage cupboard, neutral decor.

Family Bathroom

7'5 x 7'5 (2.26m x 2.26m)

Side facing, two windows, three piece bathroom suite in white comprising vanity sink and toilet, shower over P shaped bath, heated chrome towel rail, tiled flooring, spotlights, partly panelled walls around bath and shower, partly tiled walls, neutral decor.

Externally

At the front of the property there is a double paved driveway and a two levelled rear garden with artificial grassed area.

Tenure

We have been advised by the vendors that the property is Leasehold and await the Lease details and Ground Rent of £8.00 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

