



MCDERMOTT & CO

THE PROPERTY AGENTS



£375,000

16 Carill Avenue, Blackley, Manchester, M9 4FT

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****CHAIN FREE** **DETACHED** **EXTENDED** **DRIVEWAY** **DRIVEWAY** **DOWNSTAIRS WC** **DINING AREA**
****FOUR PIECE BATHROOM SUITE******

McDermott & Co are pleased to bring to the market this three bedroomed extended detached property. Situated close to local amenities, schools and transport links. The property briefly comprises of entrance hallway, lounge, snug, kitchen/diner, downstairs WC, stairs to the bedrooms and four piece family bathroom. Externally at the front a driveway and garage and to the rear a large garden with grassed and paved areas. The property does have scope to extend.

Entrance Hallway

16'9 x 7'3 (5.11m x 2.21m)

Entrance hallway with all downstairs rooms off tiled flooring, radiator, storage cupboards, neutral decor, stairs off.

Lounge

20'2 x 12'11 (6.15m x 3.94m)

Front and rear facing, tiled flooring, two radiators, wall lights, neutral decor, patio doors leading to rear garden.

Kitchen

18'1 x 9'9 (5.51m x 2.97m)

Rear facing, two windows, range of fitted wall and base units in Ash finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, plumbing for washer, tiled flooring, neutral decor, breakfast bar, door leading to rear garden.

Dining Area

9'11 x 8'9 (3.02m x 2.67m)

Side facing, tiled flooring, radiator, neutral decor.

Snug

6'2 x 11'10 (1.88m x 3.61m)

Front facing, tiled flooring, radiator, neutral decor.

Downstairs WC

3'0 x 8'8 (0.91m x 2.64m)

Side facing, two piece bathroom suite in white comprising sink and toilet, radiator, partly tiled walls, tiled flooring, neutral decor.

Stairs

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

Bedroom One

9'6 x 19'7 (2.90m x 5.97m)

Front facing, two windows, carpeted, radiator, built in wardrobes, spotlights, neutral decor.

Bedroom Two

9'6 x 10'2 (2.90m x 3.10m)

Side facing, laminate flooring, radiator, neutral decor.

Bedroom Three

9'7 x 9'0 (2.92m x 2.74m)

Rear facing, laminate flooring, radiator, neutral decor.

Family Bathroom

8'1 x 7'0 (2.46m x 2.13m)

Rear facing, four piece bathroom suite in white comprising sink and toilet, shower enclosure, radiator, fully tiled walls, vinyl flooring.

Externally

To the front of the property there are double gates leading to driveway, grassed area and garage with electrics and door to the side for easy access. A large rear garden with paved areas and grassed areas.

Tenure

WE have been advised by the vendors that the property is Leasehold and await the Lease details but are looking into buying the 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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Directions

