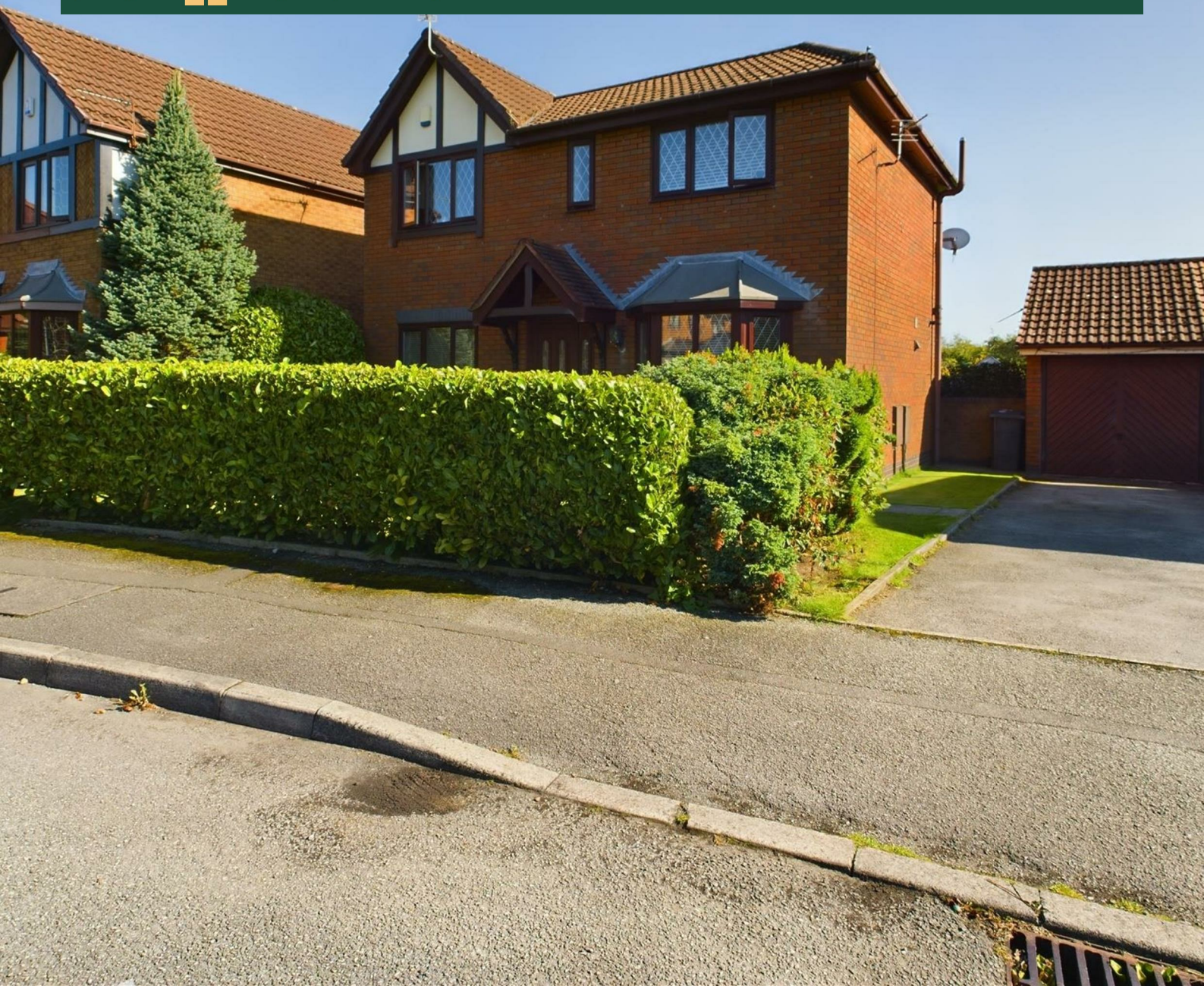




MCDERMOTT & CO

THE PROPERTY AGENTS



£359,995

31 Waterfield Way, Failsworth, Manchester, M35 9GE

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****DETACHED** **CUL-DE-SAC** **THREE DOUBLE BEDROOMS** **DINING ROOM** **CONSERVATORY** **EN-SUITE**
****GARAGE** **SHARED DRIVEWAY******

McDermott & Co are delighted to bring to the market this three bedroomed detached property is a quite cul-de-sac in the sought after Willow Park Estate. Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance hallway, lounge which is front and rear facing, dining room, kitchen, conservatory. To the first floor, bedroom one leading to modern en-suite, bedrooms two and three, all are bedrooms doubles and family bathroom. External at the front there is lawned garden and shared driveway leading to garage. A private rear garden with paved area and lawned garden.

Entrance Hallway

6'1 x 3'11 (1.85m x 1.19m)

Laminate flooring, radiator, neutral decor, stairs off.

Lounge

17'8 x 10'10 (5.38m x 3.30m)

Front and rear facing, laminate flooring, radiator, wall lights, electric fire with surround, neutral decor, french doors leading to conservatory.

Dining Room

8'7 x 10'1 (2.62m x 3.07m)

Front facing into bay window, laminate flooring, radiator, neutral decor.

Kitchen

8'9 x 10'1 (2.67m x 3.07m)

Rear facing, range of fitted wall and base units in white 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, laminate flooring, plumbing for washer, integrated dishwasher, neutral decor, under stairs storage cupboard.

Conservatory

12'9 x 10'0 (3.89m x 3.05m)

Rear facing, White UPVC inside, brick walls, laminate flooring, ceiling fan, blinds.

Stairs

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

Bedroom One

10'8 x 9'11 (3.25m x 3.02m)

Front facing, carpeted, radiator, neutral decor, fitted wardrobes, fitted dressing table, two bedside cupboards.

En-Suite

7'9 x 5'2 (2.36m x 1.57m)

Front facing, modern three piece bathroom suite in white comprising vanity sink and toilet, corner shower enclosure, heated chrome towel rail, fully tiled walls, vinyl flooring, spotlights.

Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

Front facing, laminate flooring, radiator, neutral decor, fitted wardrobes with lights above, fitted drawers and desk, loft access.

Bedroom Three

6'11 x 7'8 (2.11m x 2.34m)

Rear facing, carpeted, radiator, fitted wardrobe, fitted cupboards above bed and bedside drawers.

Family Bathroom

5'6 x 6'11 (1.68m x 2.11m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls, laminate flooring neutral decor.

Externally

To the front there is lawned garden and shared driveway leading to garage. A private rear garden with paved area and lawned garden.

Tenure

We have been advised by the vendors that the property is Leasehold and await the Lease details.

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:

- 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

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Directions

