



MCDERMOTT & CO

THE PROPERTY AGENTS



£219,950

189 Ashton Road East, Failsworth, Manchester, M35 9PP

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****REDUCED** **IDEAL FOR FIRST TIME BUYERS** **IDEAL FOR INVESTORS** **POTENTIAL FOR PARKING AT REAR** **BOTH BEDROOMS ARE DOUBLES****

McDermott & Co are pleased to bring to the market this mid two bedrooms town house. The property benefits from upvc double glazing and gas central heating. Comprises of entrance porch, lounge with stairs off, dining/2nd Reception Room, kitchen, both bedrooms are double bedrooms, family bathroom. Externally there is a front garden with paved pathway and garden. At the rear there is artificial grass and with potential to change to secure rear parking down ginnel.

Entrance Porch

3'8 x 3'5 (1.12m x 1.04m)

Two windows to each side, vinyl flooring, neutral decor.

Lounge

14'4 x 13'10 (4.37m x 4.22m)

Front and side facing, carpeted, radiator, wall lights, gas fire with surround and hearth, neutral decor, stairs off.

2nd Reception Room/Dining Room

10'3 x 13'8 (3.12m x 4.17m)

Rear facing, carpeted, radiator, neutral decor.

Kitchen

12'1 x 6'11 (3.68m x 2.11m)

Rear and side 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, plumbing for washer, vinyl flooring, neutral decor, door leading to rear garden.

Stairs

Window at the bottom of the stairs, carpeted, neutral decor

Bedroom One

11'5 x 13'9 (3.48m x 4.19m)

Front facing, carpeted, radiator, cast iron fireplace, built in wardrobes, drawers and two bedside cupboards, neutral decor.

Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)

Rear facing, carpeted, radiator, storage cupboard.

Family Bathroom

7'2 x 4'9 (2.18m x 1.45m)

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

Externally

To the front of the property there is a mature front garden and paved pathway, to the rear artificial grass and with potential to change to secure rear parking down ginnel.

Tenure

The property is Leasehold for 998 years from 9th October 1929 with Ground Rent of £2.25 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

