



MCDERMOTT & CO

THE PROPERTY AGENTS



**£290,000**

28 Whitekirk Drive, Failsworth, Manchester, M35 0TB



# 28 Whitekirk Drive, Failsworth, Manchester, M35 0TB

**\*\*CUL DE SAC\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*DOWNSTAIRS WC\*\* \*\*EN-SUITE\*\* \*\*DRIVEWAY\*\* \*\*KITCHEN/DINER\*\***

McDermott & Co welcomes to the market this three bedroomed end quasi semi detached property in close proximity to local amenities, schools and transport links. The property benefits from upvc double glazing and warmed by gas central heating. Comprising of entrance hall, lounge, modern kitchen/diner, modern downstairs wc and to the first floor: bedroom one leading to modern en-suite, bedrooms two and three and modern family bathroom. Externally at the front of the property there is a driveway and a lawned garden and a private rear garden with lawned area and paved area.

## Entrance Hall

7'6 x 3'1 (2.29m x 0.94m)

Tiled flooring, radiator, neutral decor, stairs off

## Lounge

15'11 x 12'4 (4.85m x 3.76m)

Front facing into bay windows, carpeted, two radiators, feature electric fireplace with surround and hearth, neutral decor.

## Kitchen/Diner

10'0 x 15'10 (3.05m x 4.83m)

Rear facing, modern range of fitted wall and base units in soft grey finish with complimentary light grey worktops with lights underneath wall units. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge and freezer, integrated dishwasher, integrated washing machine, spotlights, radiator, tiled flooring, neutral decor, patio doors with built in blinds leading to rear garden.

## Downstairs WC

6'1 x 3'2 (1.85m x 0.97m)

Modern two piece bathroom suite in white comprising sink and toilet, tiled splashback, radiator, tiled flooring, neutral decor.

## Stairs

Carpeted, neutral decor, radiator on landing and storage cupboard.

## Bedroom One

13'3 x 8'10 (4.04m x 2.69m)

Front facing, carpeted, radiator, neutral decor.

## En-Suite

4'8 x 9'0 (1.42m x 2.74m)

Side facing, modern three piece bathroom suite in white comprising sink and toilet, shower enclosure, radiator, partly tiled walls, tiled flooring.

## Bedroom Two

9'7 x 8'11 (2.92m x 2.72m)

Rear facing, carpeted, radiator, neutral decor.

## Bedroom Three

7'8 x 6'6 (2.34m x 1.98m)

Front facing, carpeted, radiator, neutral decor.

## Family Bathroom

5'7 x 6'8 (1.70m x 2.03m)

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

## Externally

At the front of the property there is a driveway and a lawned garden with paved pathway to front door and a private rear garden with lawned area and paved area.

## Tenure

The property is Leasehold of 743 years from 1st day of February 2015 and service charges £172.07 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.

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

