



MCDERMOTT & CO

THE PROPERTY AGENTS



£294,950

22 Ely Crescent, Failsworth, Manchester, M35 0GR

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****CHAIN FREE** **TRUE BUNGALOW** **SEMI DETACHED** **FULLY MODERNISED** **DRIVEWAY** **GARAGE**
****OPEN PLAN LOUNGE/DINING/KITCHEN** **CUL DE SAC******

McDermott Co are delighted to bring to the market this fully modernised two bedroomed semi detached true bungalow situated in a quite cul de sac close to local shops and transport links. Brierly comprises of entrance hallway, open plan lounge/dining/kitchen, two bedrooms and shower room. Externally at the front of the property there is a grassed area and paved driveway leading to the garage. A private rear garden with grassed and stone areas.

Entrance Hallway

11'8 x 6'2 (3.56m x 1.88m)

Entrance hallway, tiled flooring, radiator, spotlights, neutral decor, loft access.

Lounge Area

12'4 x 12'3 (3.76m x 3.73m)

Side and Rear facing, laminate effect tiled flooring, neutral decor.

Kitchen/Dining Area

17'6 x 14'3 (5.33m x 4.34m)

Rear facing, modern range of fitted wall and base units in grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, laminate effect tiled flooring, spotlights, radiator, kitchen island with storage, neutral decor, bi fold doors leading to rear garden.

Bedroom One

11'9 x 8'10 (3.58m x 2.69m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Two

8'7 x 7'10 (2.62m x 2.39m)

Front facing, carpeted, radiator, storage cupboard, neutral decor.

Shower Room

7'6 x 8'6 (2.29m x 2.59m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, walk in combi powered shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Externally

To the front of the property there is a grassed area and paved driveway leading to the garage with electric door and a private rear garden with grassed and stone areas.

Tenure

We are awaiting this information from the vendors.

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

