



MCDERMOTT & CO

THE PROPERTY AGENTS



£245,000

16 Clifton Street, Failsworth, Manchester, Lancashire, M35 9EE

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****CHAIN FREE** **IDEAL FOR FAMILIES** **DRIVEWAY** **GARAGE** **TWO RECEPTION ROOMS****

Mcdermott & Co are delighted to bring to the market this three bedroomed semi detached house which is located in the very popular area of Failsworth, close to all shops and amenities, bus routes and the motorway network. The property is warmed by gas central heating and has upvc double glazing. The accommodation briefly comprises of: Entrance hall with stairs to first floor, lounge with bay window, rear reception/dining room with french doors to rear garden and open to fitted modern kitchen with integrated appliances and to the first floor: two double bedrooms and a third small room suitable for either a nursery or study, modern family bathroom. Externally there are is a garden and driveway to the front and to the rear is a good sized lawned garden with patio area and outside room which has been converted from the original garage which is insulated and boarded.

Entrance Hall

Entrance hall with stairs off, laminate flooring, radiator, neutral decor, leading into lounge.

Lounge

12'4 x 11'10 (3.76m x 3.61m)

Facing facing into bay window, laminate flooring, radiator, tv point, neutral decor.

2nd Reception/Dining Room

15'4 x 12'1 (4.67m x 3.68m)

Rear and side facing, laminate flooring, radiator, storage cupboard under the stairs, electric wood burning effect fire with wooden mantel, neutral decor, patio doors leading to rear garden and doorway leading into kitchen.

Kitchen

6'10 x 11'5 (2.08m x 3.48m)

Rear and side facing, modern 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 induction hob with extractor hood over, integrated fridge freezer, integrated microwave, plumbing for washer, vinyl flooring, spotlights, neutral decor.

Stairs

Stairs leading to all first floor rooms, neutral decor.

Bedroom 1

9'10 x 15'1 (3.00m x 4.60m)

Rear facing into bay window, carpeted, radiator, fitted wardrobes, cupboards and drawers, neutral decor.

Bedroom 2

10'1 x 11'10 (3.07m x 3.61m)

Front facing, carpeted, radiator, neutral decor.

Bedroom 3

4'1 x 8'10 (1.24m x 2.69m)

Front facing, laminate flooring, radiator, build in cupboard, neutral decor.

Bathroom

5'9 x 8'1 (1.75m x 2.46m)

Rear facing, modern three piece bathroom suite in white comprising toilet and feature sink, shower over bath, glass shower screen, heated chrome towel rail, built in storage cupboards, spotlights, fully tiled walls and flooring.

Externally

To the front on the property there is a flagged driveway leading to garage which is insulated and boarded and garden area and a private rear lawned garden with paved area.

Tenure

We have been advised by the vendors that the property is 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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 - are transferred land or property in exchange for payment, for example you take on a mortgage
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Directions

