



MCDERMOTT & CO

THE PROPERTY AGENTS



£260,000

67 Alan Avenue, Failsworth, Manchester, M35 0PT

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****REDUCED**** ****IDEAL FOR FIRST TIME BUYERS**** ****IDEAL FOR FAMILIES**** ****TRUE BUNGALOW**** ****CONSERVATORY****
****DOUBLE DRIVEWAY**** ****CARPORT**** ****CORNER PLOT****

McDermott & Co are pleased to bring the market this 2 bedroomed true bungalow in a desirable area of Failsworth. The property comprises of entrance hall, lounge, extended kitchen, conservatory, 2 bedrooms, family bathroom. Externally at the front are lawned areas and double driveway with detached garage and carport. At the rear is a private garden with lawned and paved areas. Benefitting from upvc double glazing and gas central heating. The property is situated close to local amenities, schools and transport links.

Entrance Hall

Laminate flooring, radiator, wall lights, neutral decor, loft access.

Lounge

14'0 x 10'10 (4.27m x 3.30m)

Rear facing, carpeted, 2 radiators, spotlights, tv point, neutral decor.

Kitchen

11'10 x 8'4 and 11'10 x 9'6 (3.61m x 2.54m and 3.61m x 2.90m)

Rear facing into bay window, range of fitted wall and base units in white finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, gas range cooker with electric oven with extractor hood over, tiled splashback, integrated fridge, slimline dishwasher, plumbing for washer, laminate flooring, radiator.

Bedroom 1

9'6 x 13'0 (2.90m x 3.96m)

Front facing into bay window, carpeted, radiator, tv point, built in wardrobes, neutral decor.

Bedroom 2

8'10 x 11'1 (2.69m x 3.38m)

Front and side facing, carpeted, radiator, neutral decor.

Family Bathroom

6'2 x 7'1 (1.88m x 2.16m)

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

Conservatory

9'0 x 9'4 (2.74m x 2.84m)

Rear facing, partly white upvc, tiled flooring, radiator, log burner, neutral decor.

Externally

To the front of the property there is a lawned garden area and paved path, double driveway on a corner plot and detached garage and carport. Private rear garden to the rear with paved area and lawned 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.

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Directions

