



£199,950

24 Cosgrove Crescent, Failsworth, Manchester, M35 0JX

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REDUCED** *CHAIN FREE** TWO BEDROOMS** *TWO RECEPTION ROOMS** *REAR KITCHEN EXTENSION** *GROUND FLOOR WC** *FRONT AND REAR GARDENS** *DETACHED GARAGE** *DESIRABLE AREA*

Offering to the market this two bedroomed semi-detached family home in the popular Failsworth Area. Benefitting from no vendor chain and scope for the successful buyer to modernise and refurbish creating their ideal home. The property has been extended to the rear to create a more spacious living accommodation and has been well maintained throughout. Internally briefly comprises of; entrance hall, lounge, downstairs WC, dining room/ 2nd reception, kitchen, two bedrooms to the first floor and family bathroom. Externally has a open paved driveway with front garden, through access leading up to a detached garage and into to a split level rear garden. Ideal location for close by access to local schools such as Propps Hall Drive Primary, nearby supermarkets and other useful amenities. Regular bus service is close by and 5 minute drive to Failsworth tram stop for links between Oldham and Manchester City Centre. Viewings recommended to envision the potential this property has.

Entrance Hall

Side facing, carpeted, neutral decor.

Lounge

10'11x14'10 (3.33mx4.52m)

Front facing into bay window, carpeted, radiator, gas fire with brick surround and tiled hearth, tv point, neutral decor.

Ground Floor WC

5'4x2'10 (1.63mx0.86m)

Two piece bathroom suite comprising sink and toilet, vinyl flooring.

Dining Room

8'6x11'8 (2.59mx3.56m)

Carpeted, radiator, storage cupboard, neutral decor, leading into kitchen.

Kitchen

8'6x12'10 (2.59mx3.91m)

Rear facing, range of fitted wall and base units with complimentary worktops. Inset sink and drainer with mixer taps over, free standing cooker, free standing fridge freezer, plumbing for washer, carpeted, radiator, door leading to rear garden.

Stairs

Carpeted, radiator at top of stairs, wall light, neutral decor.

Bedroom 1

11'2x14'10 (3.40mx4.52m)

Front facing, 2 windows, 2 radiators, carpeted, wall light, neutral decor.

Bedroom 2

8'8x9'10 (2.64mx3.00m)

Rear facing, carpeted, radiator, storage cupboards, neutral decor.

Family Bathroom

5'7x4'8 (1.70mx1.42m)

Rear facing, three piece bathroom suite in comprising sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, vinyl flooring.

Externally

To the front there is an open paved driveway with front garden, through access via carport leading up to a detached garage and into to a split level rear garden.

Tenure

The vendor has confirmed 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 £125,000.

The threshold for non-residential land and properties is £150,000.

Thresholds

Up to £125,000 – 0%

£125,000 (the portion from £125,001 to £250,000) – 2%

£625,000 (the portion from £250,001 to £935,000) – 5%

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

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'll also be eligible for this discount if you bought your first home before 8 July 2020.

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').

Directions

