



MCDERMOTT & CO

THE PROPERTY AGENTS



**£260,000**

3 Dalmahoy Close, Manchester, M40 3WX

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Nestled in the charming Dalmahoy Close, Manchester, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Built in 1984, spanning an inviting 655 square feet, providing ample space for modern living.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, ideal for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the parking space available for two vehicles, ensuring that you and your guests will never have to worry about finding a spot. The surrounding area is tranquil, making it a perfect choice for families or those seeking a quieter lifestyle.

## Hallway

9'3 x 3'4 (2.82m x 1.02m)

A bright and well-presented hallway, finished in neutral tones to create a clean and modern feel throughout. The space features wood internal doors and quality finishes, adding warmth and character. The hallway benefits from recessed ceiling spotlights, providing good lighting, along with a wall-mounted radiator for comfort.

Well-proportioned and practical, it offers access to all main rooms, creating a functional and welcoming flow through the home.

## Lounge

10'1 x 16'4 (3.33m x 4.98m)

A bright and well-presented lounge, featuring a large bay window that fills the room with natural light and offers a pleasant outlook.

The space includes a modern wall-mounted electric fireplace, neutral décor, and carpeted flooring, creating a comfortable and inviting feel.

Finished with ceiling light fittings and a wall-mounted radiator, this is a well-proportioned living space ideal for everyday use.

## Kitchen

8'4 x 10'4 (2.54m x 3.15m)

A modern and well-presented kitchen, fitted with a range of sleek high-gloss wall and base units, complemented by contemporary work surfaces and tiled splashbacks, creating a clean and stylish finish.

The kitchen is equipped with integrated appliances, including a built-in oven and electric hob, offering a practical and streamlined layout. A large window above the sink allows for plenty of natural light and provides a pleasant outlook.

Finished with recessed ceiling spotlights and durable flooring, the space is bright, functional, and well-maintained—ideal for everyday use.

## Conservatory

8'6 x 9'1 (2.59m x 2.77m)

A bright and well-presented conservatory, offering a pleasant additional living space with views over the rear garden. Surrounded by uPVC double-glazed windows and featuring a pitched roof with fitted blinds, the room is filled with natural light throughout.

The space provides direct access to the garden via a glazed door, making it ideal for relaxing or enjoying indoor-outdoor living. Finished with carpeted flooring and neutral tones, the room offers a comfortable and versatile area suitable for seating or dining.

A well-maintained and practical addition, this conservatory enhances the overall living space of the home.

## Bedroom One

9'9 x 12'5 (2.97m x 3.78m)

A well-presented and comfortable main bedroom, offering a bright and inviting space. The room benefits from a rear-facing window and opening into a conservatory-style area, allowing for plenty of natural light and pleasant garden views.

The space is fitted with built-in wardrobes, providing excellent storage while maintaining a clean and tidy layout. Finished in neutral tones with carpeted flooring, the room feels warm and welcoming throughout.

Additional features include a modern pendant ceiling light fitting and a wall-mounted radiator, completing this practical and well-proportioned bedroom.

## Bedroom Two

9'10 x 7'11 (3.00m x 2.41m)

A bright and well-presented second bedroom, offering a comfortable and practical space. The room benefits from French-style doors opening into a conservatory, allowing for an abundance of natural light and pleasant garden views.

The space is well-proportioned, comfortably accommodating a double bed along with additional furniture. Fitted wardrobes provide useful storage while maintaining a clean and organised layout.

Finished with carpeted flooring and a modern pendant ceiling light fitting, the room also benefits from a wall-mounted radiator, creating a warm and inviting environment.

Versatile and well-maintained, this bedroom is ideal for both everyday use and guest accommodation.

## Shower room

6'1 x 5'4 (1.85m x 1.63m)

A stylish and well-presented shower room, fitted with a modern suite comprising a walk-in shower enclosure with glass screen and rainfall shower, low-level WC, and a vanity unit with integrated wash basin.

The room is finished with full-height stone-effect tiling, creating a clean and contemporary look throughout. A frosted window allows for natural light while maintaining privacy, enhancing the bright and airy feel.

Additional features include a heated towel rail and ceiling spotlights, completing this practical and well-appointed space, ideal for everyday use.

## External

A well-presented semi-detached bungalow, occupying a generous plot and offering excellent kerb appeal. To the front, the property features a well-maintained lawned garden with mature shrubs, borders, and established planting, creating a welcoming and attractive setting.

To the side, there is a private driveway leading to a detached garage, providing secure off-road parking and additional storage, with gated access through to the rear.

The rear garden offers a private and enclosed outdoor space, featuring a combination of paved patio and well-kept lawn, complemented by established planting and borders, ideal for both relaxing and entertaining. A charming conservatory-style extension further enhances the connection between indoor and outdoor living.

Enclosed by fencing and greenery, the external areas provide a peaceful, well-maintained, and practical outdoor environment, perfectly suited to modern living.

## Tenure - Leasehold

The property is listed as leasehold with 950 years remaining and an annual ground rent of £12.00 per annum.

## Stamp Duty Land Tax

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

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

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-110 <b>A</b>		
81-101 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		