



MCDERMOTT & CO
THE PROPERTY AGENTS



£269,950

12 Carnoustie Close, New Moston, Manchester, M40 3NF

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****THREE BEDROOMED SEMI DETACHED PROPERTY** **DRIVEWAY FOR TWO CARS** **CARPORT** **KITCHEN/DINER**
****WELL MAINTAINED** **CUL DE SAC******

McDermott & Co are pleased to bring to the market this three semi detached property in a quiet cul de sac. The property is warmed by gas central heating and has upvc double glazing. Comprises of entrance porch, lounge, kitchen/diner, three bedrooms and family bathroom. Externally there is a paved driveway for two cars and stoned areas, carport to the side of the property with separate bin area and a private rear garden with paved area. The property is situated close to schools, local amenities and tram stop. Taking 15 minutes to get to Manchester City Centre.

Entrance Porch

5'11 x 3'2 (1.80m x 0.97m)
White upvc, carpeted, radiator, wall light, neutral decor.

Lounge

16'0 x 14'11 (4.88m x 4.55m)
Front facing into bay window, carpeted, radiator, electric fire with surround and hearth, wooden shutter blinds, understairs storage cupboard, stairs off, double doors into kitchen diner.

Kitchen/Diner

16'0 x 8'8 (4.88m x 2.64m)
Rear facing, range of fitted wall and base units in cream finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, under wall unit lighting, built in electric oven and gas hob with extractor hood over, tiled splashback, integrated fridge freezer, plumbing for washer, tiled flooring, radiator, neutral decor, double doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, white at top of stairs side facing, carpeted, neutral decor, landing - glass bannister, storage cupboard over the stairs, loft access.

Bedroom One

9'0 x 11'9 (2.74m x 3.58m)
Front facing, carpeted, radiator, built in wardrobes, cupboards and drawers, neutral decor.

Bedroom Two

9'10 x 11'11 (3.00m x 3.63m)
Rear facing, carpeted, radiator, built in wardrobes, cupboards and drawers, neutral decor.

Bedroom Three

6'9 x 7'6 (2.06m x 2.29m)
Front facing, carpeted, radiator, neutral decor.

Family Bathroom

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

Externally

To the front paved driveway for two cars and stoned areas, carport to the side of the property with separate bin area and a private rear garden with paved area.

Tenure

We have been advised by the vendors that the property is Freehold.

Stamp Duty

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:

- 0% on the first £125,000 = £0
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

