MCDERMOTT & CO

THE PROPERTY AGENTS

£179,950

2 Wallis Street, Newton Heath, Manchester, M40 1NU

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McDermott & Co are pleased to offer to the market this end-terrace house on Wallis Street, Newton Heath.

Upon entering the property you are welcomed into the lounge via the entrance vestibule, through the lounge is a second reception room and dining area which opens through to the kitchen with access to the downstairs washroom. To the first floor there are two double bedrooms and a shower room.

Externally to the front and the rear the property offers a small enclosed paved garden, with on street parking available.

This home is ideally situated, allowing easy access to local amenities, transport links and close to Manchester city centre.

Whether you are a first time buyer or looking to invest in the rental market, this property presents an excellent opportunity.

Entrance Vestibule
2'10 x 3'5 (0.86m x 1.04m)
Grey UPVC door leads to entrance vestibule, carpeted, neutral décor, wood door leading to lounge.

Lounge
11'3 x 13'3 (3.43m x 4.04m)
Front facing lounge, featuring gas fire, carpeted, 2 x radiator, neutral decor and wood door leading to stairs and 2nd reception/diner.

2nd Reception/Dining Room
12'0 x 13'3 (3.66m x 4.04m)
Rear facing room currently being used as a 2nd reception room and dining area, neutral décor with wood flooring and radiator, under stairs cupboard, open plan to the kitchen,

Kitchen
Side facing kitchen with a range of wall and base units in a neutral decor, tiled splash back walls and tiled flooring. Electric oven and hob, spotlights.

Downstairs Bathroom
5'1 x 6'11 (1.55m x 2.11m)
Rear facing bathroom, tiled walls and floors, comprises of white basin, WC and bath. with heated wall towel rail.

Stairs and Landing
Carpeted stairs with white wooden handrail.

Bedroom One
11'11 x 12'3 (3.63m x 3.73m)
Rear facing bedroom, neutral décor, wood laminate flooring, radiator, fitted unit.

Bedroom Two
8'6 x 9'4 (2.59m x 2.84m)
Front facing bedroom, Neutral décor, carpeted with radiator and fitted wardrobes and units.

Upstairs Bathroom
4'1 x 8'5 (1.24m x 2.57m)
Comprises of enclosed shower cubicle with electric shower unit and low level WC.

External
To the front of the property is a small paved enclosed garden area, to the rear and side of the property is a small paved yard with shed and a side gate.

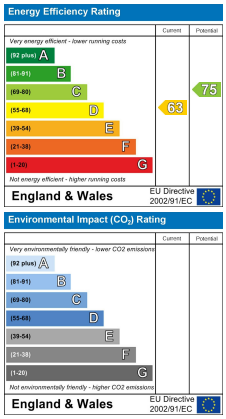
Tenure
We have been advised by the vendors that the property is Freehold.

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



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