MCDERMOTT & CO

THE PROPERTY AGENTS







£199,000 Reduced To

18 Enderby Road, New Moston, Manchester, M40 0EN

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Offered with chain free vacant possession McDermott & Co are proud to present this well presented three-bedroom semi-detached family home, occupying a popular residential position on Enderby Road in New Moston.

Offering well-proportioned accommodation throughout, this attractive home is ideally suited to first-time buyers, young families and investors alike. Well maintained and ready to move straight into, the property combines practical living space with a convenient location close to a range of local amenities.

The accommodation briefly comprises an entrance hallway, spacious through lounge, fitted kitchen, three bedrooms and a modern family bathroom. Flooded with natural light throughout, the property benefits from a practical layout and neutral décor, creating a bright and welcoming atmosphere.

Hallway
A bright entrance hallway with a glazed entrance door and side panels allowing plenty of natural light.

Benefiting from fitted carpeting and a staircase rising to the first floor, the hallway also features a useful understairs storage cupboard. A practical entrance to the home.

Lounge
A spacious through lounge with a bay window to the front and French doors to the rear garden, allowing plenty of natural light throughout.

Benefiting from wood-effect flooring, radiators and ceiling light fittings, the room offers ample space for both seating and dining furniture.

Kitchen
A fitted kitchen offering a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

Benefiting from a window providing natural light, a sink and drainer unit and space for a cooker and additional appliances. A useful walk-in storage cupboard/pantry provides valuable additional storage space.

Stairs & Landing
A staircase with fitted carpeting rises to the first-floor landing.

The landing provides access to all first-floor accommodation and benefits from a loft access hatch. A bright and practical space finished in neutral décor throughout.

Bedroom One
A double bedroom with a bay window to the front elevation allowing plenty of natural light.

Benefiting from fitted carpeting, a radiator and ceiling light fitting, the room also features fitted wardrobes and drawers providing useful storage.

Bedroom Two
A bedroom with a window allowing plenty of natural light. Benefiting from fitted carpeting, a radiator and ceiling light fitting.

Ideal as a bedroom, nursery or home office.

Bedroom Three
A bedroom with a window allowing plenty of natural light. Benefiting from fitted carpeting, a radiator and ceiling light fitting.

Built-in storage cupboards provide useful storage.

Bathroom
A family bathroom fitted with a three-piece suite comprising a panelled bath with rainfall shower over and glazed shower screen, pedestal wash hand basin and low-level WC.

Benefiting from partial wall tiling, vinyl flooring and a frosted window providing natural light and ventilation.

External
To the front, the property benefits from a block-paved driveway providing off-road parking, with a pathway leading to the entrance door.

To the rear is a generous enclosed garden, mainly laid to lawn and complemented by a raised decked seating area positioned directly off the property. The garden is enclosed by timber fencing and offers excellent space for outdoor dining, entertaining and family enjoyment.

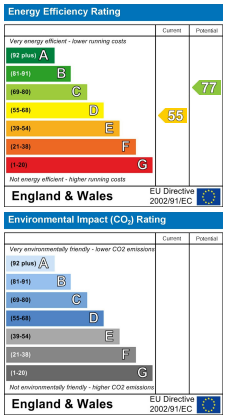
Tenure - Leasehold
The property is listed as leasehold with 974 years remaining and an annual ground rent of £10.00 per annum.

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:
• 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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