



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£310,000**

43 Morse Road, Newton Heath, Greater Manchester, M40 2SZ



# 43 Morse Road, Newton Heath, Greater Manchester, M40 2SZ

**\*\*IDEAL FOR FAMILIES\*\* \*\*THREE DOUBLE BEDROOMS\*\* \*\*DOWNSTAIRS WC/UTILITY ROOM\*\* \*\*KITCHEN/DINER\*\* \*\*THREE RECEPTION ROOMS\*\*  
\*\*THREE BATHROOMS\*\* \*\*DRIVEWAY\*\* \*\*OFFICE\*\***

McDermott & Co are delighted to bring to the market this three double bedroom extended quasi semi detached property. Situated in close proximity to local amenities, schools and transport links, the property is 10-15 mins drive to Manchester City Centre. Comprising of entrance porch, hallway, downstairs wc/utility room, dining room/2nd reception room, 3rd reception/4th bedroom, stairs to all bedrooms which are doubles, bedroom one with office and en-suite, family shower room. There is a block paved driveway to the front of the property and a private rear garden not overlooked with pergola area, artificial grassed area and paved area, raised border, there is a summer house with laminate flooring, wooden feature wall and attached shed.

### Entrance Porch

3'9 x 7'2 (1.14m x 2.18m)  
White upvc with composite door, carpeted, spotlights, neutral decor.

### Hallway

2'11 x 4'7 (0.89m x 1.40m)  
Carpeted, radiator, spotlights, neutral decor, leading into lounge, stairs off.

### Lounge

14'10 x 10'11 (4.52m x 3.33m)  
Front facing into bay window, laminate flooring, radiator, neutral decor, leading into 2nd reception/dining room.

### 2nd Reception/Dining Room

6'11 x 13'10 (2.11m x 4.22m)  
Laminate flooring, upright radiator, spotlights, neutral decor, under stairs storage cupboard.

### Kitchen/Diner

8'8 x 23'7 (2.64m x 7.19m)  
Rear facing, modern range of fitted wall and base units in grey finish with complimentary worktops. Inset sink and drainer with mixer taps over, gas cooker with extractor hood over, tiled splashback, laminate flooring, two radiators, under unit lighting, breakfast bar seating. spotlights, neutral decor, bi fold doors leading to rear garden.

### 3rd Reception/4th Bedroom

15'10 x 9'8 (4.83m x 2.95m)  
Front facing, carpeted, radiator, neutral decor, storage cupboard, door to wc and utility room.

### WC

4'0 x 3'7 (1.22m x 1.09m)  
Modern one piece bathroom suite in white sink over toilet, radiator, partly tiled walls, tiled flooring, neutral decor.

### Utility Room

4'1 x 5'8 (1.24m x 1.73m)  
Tiled flooring, plumbing for washer, radiator, neutral decor.

### Stairs

Stairs leading to all first floor rooms, carpeted, radiator on landing, spotlights, neutral decor.

### Bedroom One

8'4 x 23'6 (2.54m x 7.16m)  
Rear facing, two windows, carepeted, two radiators, spotlights, neutral decor, door leading to en-suite.

### En-Suite

3'9 x 9'10 (1.14m x 3.00m)  
Modern three piece bathroom suite in white comprising vanity sink and toilet unit, shower cubicle, radiator, fully tiled walls, tiled flooring, spotlights.

### Office

5'5 x 5'8 (1.65m x 1.73m)  
Laminate flooring, radiator, spotlights, neutral decor, leading to bedroom one.

### Bedroom Two

10'11 x 14'0 (3.33m x 4.27m)  
Front facing, two windows, radiator, spotlights, neutral decor, loft access.

### Bedroom Three

16'2 x 9'11 (4.93m x 3.02m)  
Front facing, carpeted, radiator, spotlights, neutral decor.

### Family Bathroom

9'5 x 7'9 (2.87m x 2.36m)  
Modern three piece bathroom suite in white comprising double vanity sink and toilet, walk in shower enclosure, radiator, fully tiled walls, tiled flooring, spotlights, feature lighting.

### Externally

There is a block paved driveway to the front of the property and a private not overlooked rear garden with pergola area, artificial grassed area and paved area, raised border, there is a summer house with laminate flooring, wooden feature wall and attached shed.

### 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

