



MCDERMOTT & CO
THE PROPERTY AGENTS



£174,950

23 Ruth Avenue, New Moston, Manchester, M40 3GN

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****CUL DE SAC** **QUASI SEMI** **TWO BEDROOMS** **PRIVATE REAR GARDEN****

McDermott & Co are pleased to bring to the market this two bedroomed quasi semi detached property. Benefitting from upvc double glazing and gas central heating. The property is situated close to transport links, schools, parks, local amenities and M60 motorway. Comprises of entrance porch, hallway, lounge, kitchen and stairs leading to two bedrooms and family bathroom. To the front there is a block paved garden and a private rear garden block paved with centre detail feature and stoned border.

Entrance Porch

1'9 x 4'6 (0.53m x 1.37m)
Entrance porch, tiled flooring, neutral decor.

Hallway

4'7 x 3'10 (1.40m x 1.17m)
Carpeted, radiator, neutral decor, stairs off, lounge off.

Lounge

14'0 x 11'2 (4.27m x 3.40m)
Front facing, carpeted, radiator, fireplace surround and hearth, wooden shutters blinds, neutral decor.

Kitchen

7'5 x 14'3 (2.13m x 4.34m)
Rear facing, range of fitted wall and base units in cherry finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, plumbing for washer, plumbing for dishwasher, laminate tiled effect flooring, under unit lighting, radiator, neutral decor, understairs storage, door leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor.

Bedroom One

9'11 x 14'4 (3.02m x 4.37m)
Front facing, two windows, carpeted, radiator, wooden shutter blinds, built in wardrobes, cupboards and two bed side cabinets in cashmere, neutral decor.

Bedroom Two

7'8 x 8'1 (2.34m x 2.46m)
Rear facing, carpeted, radiator, neutral decor, built in storage cupboard, loft access.

Family Bathroom

5'7 x 5'11 (1.70m x 1.80m)
Rear facing, three piece bathroom suite in white comprising of sink and toilet, shower over bath, glass shower screen, radiator, fully tiled walls, laminate flooring.

Externally

At the front there is a block paved garden and a private rear garden block paved with centre detail feature and stoned border.

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

