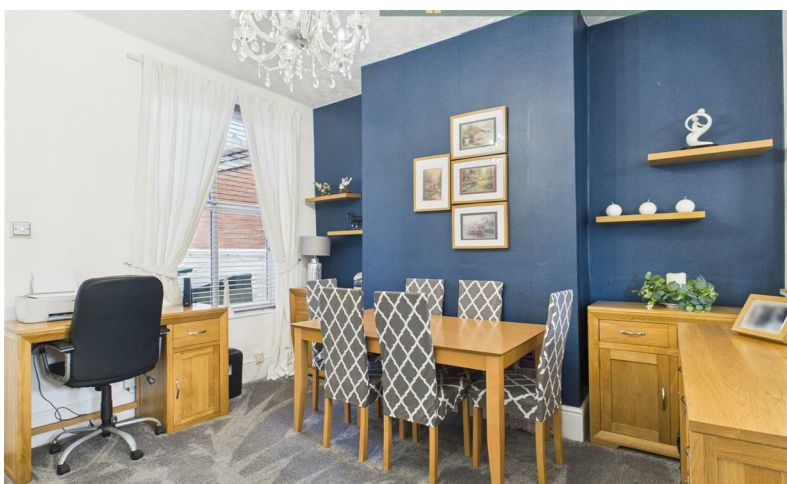
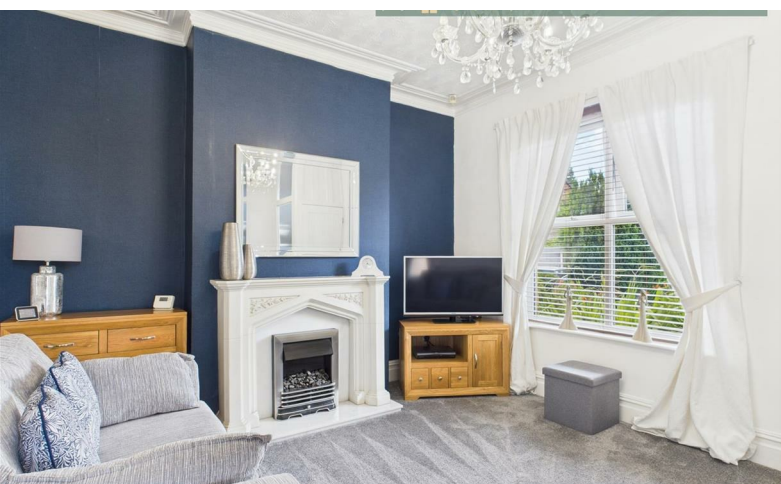




MCDERMOTT & CO
THE PROPERTY AGENTS



£249,950

9 Belgrave Road, New Moston, Manchester, M40 3SR

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*SPACIOUS PERIOD END TERRACE *THREE BEDROOMS *OPEN PLAN LOUNGE / DINING *MODERN KITCHEN *FOUR PIECE FAMILY BATHROOM*

McDermott & Co are delighted to present to the market this spacious three bedroomed period end terrace property. Situated on a popular road, close to schools and good transport links. With high ceilings and large windows the light shines through this property from every angle. The accommodation which has been well maintained and beautifully presented, briefly comprises: vestibule entrance, open plan lounge through to dining, good sized modern kitchen with access to rear garden , stairs from the lounge lead to a spacious landing and three bedrooms two of which are doubles, four piece family bathroom. Further potential for a loft conversion subject to planning. Externally to the front there is paved path and mature garden providing privacy form the road, to the rear you will find a good sized garden with paved and lawned areas with potential for off road parking. A further small piece of land at the rear belongs to the property but does give right of way to neighbouring properties.

Entrance Vestibule

2'9 x 4'0 (0.84m x 1.22m)
Entrance vestibule, vinyl flooring, neutral decor, door leading into lounge.

Lounge/Diner

25'10 x 15'1 (7.87m x 4.60m)
Front, rear and side facing, two windows, carpeted, radiator, electric fire with surround and hearth, neutral decor, stairs off.

Dining Area

Rear facing, radiator, neutral decor, door into kitchen.

Kitchen

18'8 x 7'0 (5.69m x 2.13m)
Rear and side facing, two windows, modern range of fitted wall and base units in white gloss finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in double electric oven and electric hob with extractor hood over, glass splashback, integrated dishwasher, plumbing for washer, laminate flooring, spotlights, radiator, understairs storage cupboard, neutral decor, door to rear garden.

Stairs

Stairs leading to all first floor rooms., carpeted, neutral decor, landing - carpeted, radiator, neutral decor, storage cupboard, loft access.

Bedroom One

12'4 x 8'4 (3.76m x 2.54m)
Front facing, carpeted, radiator, storage cupboard, drawers and shelves, neutral decor.

Bedroom Two

13'0 x 8'8 (3.96m x 2.64m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

9'0 x 5'4 (2.74m x 1.63m)
Front facing, carpeted, radiator, storage cupboard, neutral decor.

Family Bathroom

9'6 x 7'1 (2.90m x 2.16m)
Rear facing, four piece bathroom suite in white comprising sink and toilet, bath, shower cubicle, radiator, partly tiled walls , vinyl flooring.

Externally

To the front the property there is paved path and mature front garden, to the rear here is a paved area and lawned area. There a is piece of land at the rear but does give right of way.

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

