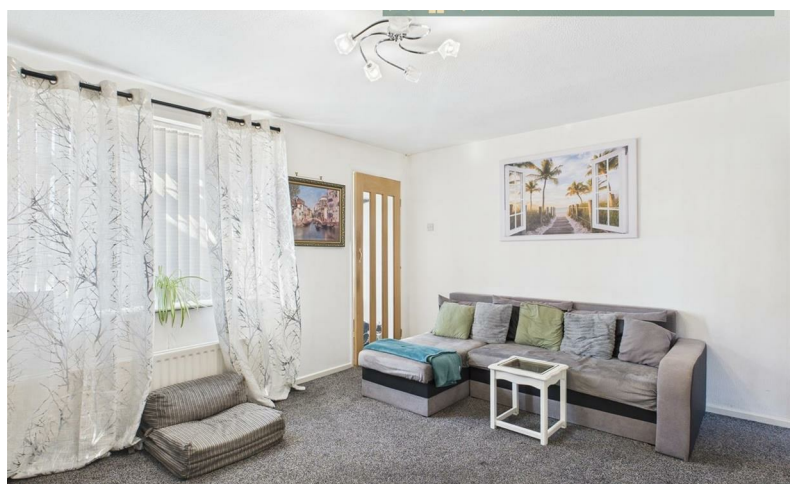




MCDERMOTT & CO
THE PROPERTY AGENTS



£190,000

43 Crammond Close, Newton Heath, Manchester, M40 1PL

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****CHAIN FREE** **CUL-DE-SAC** **IDEAL FOR FIRST TIME BUYERS** **IDEAL FOR INVESTORS****
****PRIVATE REAR GARDEN****

McDermott & Co and pleased to bring to the market this two bedroomed end terrace property nestled on a cul-de-sac in the Newton Heath area. Ideal for a first time buyer looking to get on the property ladder with off road parking and a private rear garden. Internally briefly comprises of entrance porch, lounge with stairs off to first floor, kitchen/diner, two bedrooms and a family bathroom. Warmed by gas central heating and UPVC double glazing throughout. Conveniently located on the Failsworth and Newton Heath boarder with close by access to locale amenities, schools and supermarkets. Bus links can be accessed via Averill Street to and from the City Centre and 15 minute walk to Newton Heath and Moston tram stop. Viewing highly recommended.

Entrance Porch

2'11 x 2'6 (0.89m x 0.76m)
Front access, carpeted, neutral decor, entrance into lounge.

Lounge

13'4 x 10'11 (4.06m x 3.33m)
Front facing window, vertical blinds, carpeted, radiator, TV point, electric fire with surround and hearth, stairs off to first floor, neutral decor, access to kitchen.

Kitchen/Diner

13'7 x 9'0 (4.14m x 2.74m)
Rear facing window, sliding patio doors leading out to rear, vinyl flooring, radiator, range of wall and base units in wood effect with complimentary black worktops, black tiled splashback, stainless inset sink with mixer tap over and drainer, free standing gas hob with oven and grill, washing machine, fridge freezer, neutral decor, under stairs cupboard storage.

Stairs

Carpeted, neutral decor, leading to landing with side facing window, storage/boiler cupboard, access to all first floor rooms, loft access.

Bedroom One

13'8 x 10'9 (4.17m x 3.28m)
Front facing window, vertical blinds, carpeted, radiator, wardrobes, drawers and dressing table.

Bedroom Two

6'6 x 9'1 (1.98m x 2.77m)
Rear facing window, vertical blinds, carpeted, neutral decor, wardrobe and drawers.

Family Bathroom

7'0 x 6'3 (2.13m x 1.91m)
Rear facing window, three piece bathroom suite in white, vanity wc and sink basin in wood effect, electric shower over bath with shower screen, heated towel rail, vinyl flooring, panelled walls, neutral decor.

Externally

Front artificial grass area, side access to rear, rear garden finished with an artificial lawn.

Tenure

The vendor has confirmed 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

