



MCDERMOTT & CO
THE PROPERTY AGENTS



£240,000

11 Sparth Road, Clayton Bridge, Manchester, M40 1QH

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Nestled on the charming Sparth Road, this delightful period mid-terrace home offers a perfect blend of character and modern living. Built in the early 20th century, specifically in 1910, the property boasts a rich history while providing ample space for contemporary family life.

Spanning an impressive 1,060 square feet, featuring two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

Comprising three comfortable bedrooms, providing plenty of space for family members or guests. The single bathroom is conveniently located, catering to the needs of the household with ease.

Entrance Hallway

15'9 x 3'6 (4.80m x 1.07m)
Neutral décor, carpeted, pendant lighting, stairs leading to first floor.

Lounge

12'4 x 13'7 (3.76m x 4.14m)
Open plan lounge through to dining room. neutral décor, laminate flooring, feature fire place, radiator uPVC window to the front and chandelier lighting.

Dining Room

13'4 x 12'5 (4.06m x 3.78m)
A continuation from the lounge with access off the hallway. comprising laminate flooring neutral décor, feature fireplace, radiator, French doors to rear

Kitchen

13'8 x 9'6 (4.17m x 2.90m)
Fitted with base units, tiled flooring, integrated cooker and gas hob with extractor unit over. Stainless steel sink and drainer, Duel uPVC windows & doors leading to rear, access to under stair storage.

Stairs and Landing

Carpeted stairs and landing, with balustrade, storage cupboard and pendant lighting.

Bedroom One

13'6 x 12'0 (4.11m x 3.66m)
Neutral décor, uPVC window to the rear, carpet, radiator, fire surround, pendant lighting.

Bedroom Two

12'2 x 12'1 (3.71m x 3.68m)
Neutral décor, uPVC window to the front, carpet, pendant lighting.

Bedroom Three

9'0 x 5'4 (2.74m x 1.63m)
Neutral décor, uPVC window to the front, carpet, pendant lighting.

Bathroom

7'6 x 9'6 (2.29m x 2.90m)
Part tiled with vinyl flooring, 4 piece bathroom suite comprising pedestal wash basin, low level wc. shower cubicle and stand alone bath, heated towel rail and uPVC privacy window.

External

The property boasts a well presented court yard terrace to the rear and a large lawned area thereafter.

A small yard to the front along with on street parking.

Tenure

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

