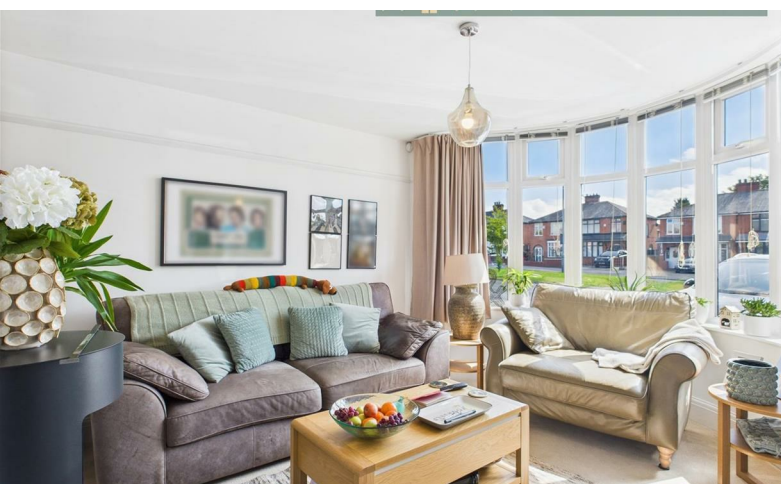




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£299,950**

144 Broadway, Moston, Manchester, M40 3WN

# 144 Broadway, Moston, Manchester, M40 3WN

McDermott & Co are delighted to bring to the market this chain free extended three bedroomed well presented semi detached property.

The property which is finished and presented to a high standard throughout, warmed by gas central heating and benefitting from upvc double glazing. Internally comprising of entrance hallway with stairs off, lounge, downstairs wc, open plan dining kitchen with island and bi fold doors out to the large landscaped garden, to the first floor are three bedrooms two of which are doubles and modern family bathroom.

Externally on approach you will find a blocked paved driveway providing off road parking for two vehicles and to the rear a large landscaped garden complete with outdoor kitchen with sink and bbq and large summer house, terrace with canopy, lawned & decked areas. Situated in close approximately to all local amenities and good transport links.

## Entrance Hallway

13'6 x 5'5 (4.11m x 1.65m)  
Tiled flooring area, laminate flooring, radiator, neutral decor, stairs off, door into lounge, door to wc, leading to kitchen.

## Lounge

12'3 x 11'11 (3.73m x 3.63m)  
Front facing into bay window, carpeted, radiator, wall lights, neutral decor.

## Downstairs WC

4'1 x 2'3 (1.24m x 0.69m)  
Two piece bathroom suite in white comprising sink and toilet, fully tiled walls, spotlights, laminate flooring.

## Kitchen/Diner

18'7 x 17'10 (5.66m x 5.44m)  
Rear and side facing, modern range of fitted wall and base units in white finish with complimentary black worktops, built in electric oven, induction hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated microwave, integrated washer, integrated dishwasher, laminate flooring, under unit lighting, three radiators, spotlight, neutral decor. Kitchen island with storage in dark grey and black top, inset sink and drainer with mixer taps over, lap over for breakfast bar seating, neutral decor.

## Stairs and Landing

Stairs leading to all first floor rooms, window at the top of stairs side facing, carpeted, neutral decor, chrome spindles - landing glass bannister, carpeted, radiator, neutral decor, loft access.

## Bedroom One

12'3 x 10'2 (3.73m x 3.10m)  
Front facing, carpeted, radiator, neutral decor, free standing wardrobes.

## Bedroom Two

8'8 x 10'6 (2.64m x 3.20m)  
Rear facing, carpeted, radiator, neutral decor.

## Bedroom Three

7'7 x 7'1 (2.31m x 2.16m)  
Front facing, laminate flooring, radiator, neutral decor.

## Family Bathroom

5'9 x 7'2 (1.75m x 2.18m)  
Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls, tiled flooring.

## Summer House

10'6 x 9'8 (3.20m x 2.95m)  
Summer house with electrics, laminate flooring and storage area.

## External

To the front of the property there is a blocked paved for two cars and a large rear garden, with terraced area with canopy leading to lawned area and path leading to decked area and summer house, there is an outside kitchen with sink and bbq.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 25th of March 1933 with Ground Rent of £4.20 per annum.

## 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

