



MCDERMOTT & CO
THE PROPERTY AGENTS



£199,950

85 Troydale Drive, Newton Heath, Manchester, M40 2FL

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This chain free two double bedroom mid terrace property is brought to the market by Modernmott & Co.

Situated in a popular location close to various transport links providing easy access to Manchester City Centre, schools and local amenities.

The front paved driveway with double gates provides off road parking and has a lawned garden area. A private rear garden with decorative paving area and lawned area.

The internal accommodation briefly comprises, upvc porch entrance leading into hallway with stairs off to the first floor, kitchen with integrated appliances, spacious lounge/dining room with direct access to the rear garden, of the landing are two double bedrooms, bathroom with roll top bath and separate shower, separate WC room.

These style of properties are in high demand for First Time Buyers so early viewing is essential.

Entrance Porch
3'11 x 3'10 (1.19m x 1.17m)
White upvc porch, tiled flooring.

Entrance Hallway
3'1 x 10'3 (0.94m x 3.12m)
Entrance hallway, doors to kitchen, lounge/diner, stairs off, storage cupboard, laminate flooring, radiator, neutral decor.

Kitchen
7'5 x 10'4 (2.26m x 3.15m)
Front facing, range of fitted wall and base units in beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in gas oven and grill, 5 burner gas hob with extractor hood over, tiled splashback, free standing fridge freezer, integrated dishwasher, tiled flooring, neutral decor.

Lounge/Diner
19'7 x 10'11 (5.97m x 3.33m)
Rear facing, laminate flooring, two radiators, fireplace with surround and hearth, neutral decor, door to rear garden.

Stairs and Landing
Stairs leading to all first floor rooms, window front facing hallway up the stairs, carpeted, neutral decor - landing, carpeted, neutral decor, loft access storage cupboard.

Bedroom One
8'6 x 15'5 (2.59m x 4.70m)
Rear facing, laminate flooring, radiator, wooden shutter blinds, neutral decor.

Bedroom Two
10'11 x 12'0 (3.33m x 3.66m)
Rear facing, laminate flooring, radiator, wooden shutter blinds, neutral decor.

Bathroom
8'6 x 6'0 (2.59m x 1.83m)
Front facing, three piece bathroom suite in white comprising sink, free standing bath, corner shower enclosure, heated chrome towel rail, partly tiled walls, vinyl flooring, spotlights, neutral decor.

WC
4'9 x 2'10 (1.45m x 0.86m)
Front facing, one piece bathroom suite in white comprising toilet, vinyl flooring, neutral decor.

Storage Cupboard
6'10 x 3'4 (2.08m x 1.02m)
Vinyl flooring, neutral decor.

Externally
At the front of the property there is a paved driveway with double gates and lawned area. A private rear garden with decorative paving area and lawned area.

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

