



MCDERMOTT & CO
THE PROPERTY AGENTS



£209,950

1 Barkworth Walk, Newton Heath, Manchester, M40 2EQ

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****IDEAL FOR FAMILIES** **THREE DOUBLE BEDROOMS** **DOWNSTAIRS WC/UTILITY ROOM** **LOUNGE/DINER** ** FAMILY SHOWER ROOM** **OPTION FOR PARKING IN REAR GARDEN****

McDermott & Co are pleased to bring to the market this three double bedroom end terrace property. Situated in close proximity to local amenities, schools and transport links, the property is 10-15 mins drive to Manchester City Centre. Comprising of entrance hallway, downstairs wc/utility room, kitchen, lounge/diner two storage cupboards, stairs to all bedrooms which are doubles, family shower room and another storage cupboard. The doorways are wider ideal for wheelchair access. Externally to the front of the property there is a paved ramp and to the rear paved and stoned areas. Rear garden there is an option for parking.

Entrance Hallway

9'7 x 10'1 (2.92m x 3.07m)
Entrance hallway with all ground floor rooms off, laminate flooring, radiator, neutral decor, two storage cupboards, under stairs storage, stairs off.

Downstairs WC/Utility Room

5'1 x 6'8 (1.55m x 2.03m)
Front facing, two piece bathroom suite in white comprising sink and toilet, radiator, tiled flooring, dark grey unit wall and base units, plumbing for washer. neutral decor, radiator

Kitchen

8'2 x 10'2 (2.49m x 3.10m)
Front facing, range of fitted wall and base units in dark grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and five ringed gas hob with extractor hood over, tiled splashback, radiator, plumbing for dishwasher, tiled flooring, neutral decor.

Lounge/Diner

23'7 x 11'1 (7.19m x 3.38m)
Rear facing, laminate flooring, Optimist fire effect feature with surround and hearth, two radiators, neutral decor, patio doors to rear garden.

Stairs

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

Bedroom One

11'3 x 11'2 (3.43m x 3.40m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Two

12'4 x 11'0 (3.76m x 3.35m)
Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

8'9 x 10'2 (2.67m x 3.10m)
Front facing, laminate flooring, radiator x 2, neutral decor.

Family Shower Room

8'3 x 5'11 (2.51m x 1.80m)
Front facing, three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure, radiator, partly tiled walls, vinyl flooring, neutral decor.

Externally

To the front of the property there is a paved ramp and to the rear paved and stoned areas. Rear garden there is an option for parking.

Tenure

We have been advised 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 usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLTrate

Up to £250,000 Zero

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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

Rates from 1 April 2025

Property or lease premium or transfer value SDLTrate

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

