MCDERMOTT & CO

THE PROPERTY AGENTS

£210,000

18 Enderby Road, New Moston, Manchester, M40 0EN

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Offered with chain free vacant possession McDermott & Co are proud to present this well presented three-bedroom semi-detached family home, occupying a popular residential position on Enderby Road in New Moston.

Offering well-proportioned accommodation throughout, this attractive home is ideally suited to first-time buyers, young families and investors alike. Well maintained and ready to move straight into, the property combines practical living space with a convenient location close to a range of local amenities.

The accommodation briefly comprises an entrance hallway, spacious through lounge, fitted kitchen, three bedrooms and a modern family bathroom. Flooded with natural light throughout, the property benefits from a practical layout and neutral décor, creating a bright and welcoming atmosphere.

Hallway
A bright entrance hallway with a glazed entrance door and side panels allowing plenty of natural light.

Benefiting from fitted carpeting and a staircase rising to the first floor, the hallway also features a useful understairs storage cupboard. A practical entrance to the home.

Lounge
A spacious through lounge with a bay window to the front and French doors to the rear garden, allowing plenty of natural light throughout.

Benefiting from wood-effect flooring, radiators and ceiling light fittings, the room offers ample space for both seating and dining furniture.

Kitchen
A fitted kitchen offering a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

Benefiting from a window providing natural light, a sink and drainer unit and space for a cooker and additional appliances. A useful walk-in storage cupboard/pantry provides valuable additional storage space.

Stairs & Landing
A staircase with fitted carpeting rises to the first-floor landing.

The landing provides access to all first-floor accommodation and benefits from a loft access hatch. A bright and practical space finished in neutral décor throughout.

Bedroom One
A double bedroom with a bay window to the front elevation allowing plenty of natural light.

Benefiting from fitted carpeting, a radiator and ceiling light fitting, the room also features fitted wardrobes and drawers providing useful storage.

Bedroom Two
A bedroom with a window allowing plenty of natural light. Benefiting from fitted carpeting, a radiator and ceiling light fitting.

Ideal as a bedroom, nursery or home office.

Bedroom Three
A bedroom with a window allowing plenty of natural light. Benefiting from fitted carpeting, a radiator and ceiling light fitting.

Built-in storage cupboards provide useful storage.

Bathroom
A family bathroom fitted with a three-piece suite comprising a panelled bath with rainfall shower over and glazed shower screen, pedestal wash hand basin and low-level WC.

Benefiting from partial wall tiling, vinyl flooring and a frosted window providing natural light and ventilation.

External
To the front, the property benefits from a block-paved driveway providing off-road parking, with a pathway leading to the entrance door.

To the rear is a generous enclosed garden, mainly laid to lawn and complemented by a raised decked seating area positioned directly off the property. The garden is enclosed by timber fencing and offers excellent space for outdoor dining, entertaining and family enjoyment.

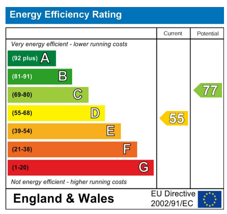
Tenure - Leasehold
The property is listed as leasehold with 974 years remaining and an annual ground rent of ***

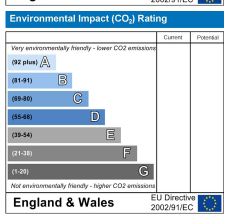
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're 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





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