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THE PROPERTY AGENTS



£174,000

6 Eastwood Avenue, New Moston, Manchester, M40 3TJ

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Nestled on the charming Eastwood Avenue in New Moston, this delightful extended mid-terrace presents an excellent opportunity for both first-time buyers and investors alike. The property is offered chain-free, providing a smooth transition for those looking to make it their own.

Upon entering, you are greeted by two separate reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The galley kitchen, conveniently located on the ground floor off the rear reception room, offers a functional space for culinary creations and family meals.

As you ascend to the first floor, you will find two generously sized bedrooms, ideal for restful nights and personal retreats. The family bathroom is also situated on this level, providing essential amenities for everyday living.

Hallway

137 x 3'1 (4.14m x 0.94m)

A bright and welcoming entrance hallway, finished in a neutral colour scheme to create a light and airy feel. The space features modern, light-toned flooring, a radiator, and ceiling lighting, with stairs leading to the first floor. Doors provide access to the ground floor accommodation, while the glazed front door allows for additional natural light, enhancing the sense of space.

Dining Room

11'11 x 10'2 (3.63m x 3.10m)

A bright and versatile dining room located to the front of the property, featuring a large bay window that allows for an abundance of natural light and provides a pleasant outlook over the street scene. The room offers ample space for a dining table and additional furnishings, making it ideal for both formal dining and flexible everyday use.

Finished with laminate flooring and neutral décor, with a feature fireplace adding character. Additional features include a radiator and ceiling lighting. The room is accessed via a single door from the hallway, offering a more private and defined living space.

Lounge

11'11 x 13'5 (3.63m x 4.09m)

A well-proportioned and inviting lounge, presented in a neutral décor that enhances the sense of space and light. The room features a contemporary inset gas fire with a stylish surround, creating an attractive focal point. A large window and glazed French doors to the rear allow for an abundance of natural light, with direct access to the garden to the rear of the property.

Finished with modern laminate flooring, the lounge provides ample space for both seating and dining arrangements, along with access to useful under-stairs storage. Additional features include a radiator and ceiling lighting. An open doorway leads through to the kitchen, making this a practical and sociable living area ideal for both everyday living and entertaining.

Kitchen

9'10 x 6'2 (3.00m x 1.88m)

A compact yet functional kitchen fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. The space incorporates an inset sink with drainer positioned beneath a window overlooking the rear garden, allowing for natural light.

Additional features include space and plumbing for appliances, along with a further window to the side aspect enhancing brightness. The kitchen is finished with tiled flooring and benefits from a radiator and ceiling lighting, providing a practical and well-lit environment for everyday use.

Stairs & Landing

6'1 x 4'0 (1.85m x 1.22m)

Carpeted, ceiling light, Panelled ceiling over stairs.

Bedroom One

10'6 x 12'5 (3.20m x 3.78m)

A spacious double bedroom positioned to the front of the property, benefiting from two windows that allow for plenty of natural light and create a bright, airy atmosphere. The room offers ample space for a bed and a range of furniture.

Finished with laminate flooring and neutral décor, the bedroom provides a comfortable and versatile space. Additional features include a radiator and ceiling lighting, along with a useful built-in storage cupboard, completing this well-proportioned principal bedroom.

Bedroom Two

12'1 x 7'6 (3.68m x 2.29m)

A well-proportioned second bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden and an abundance of natural light from the window. The room offers ample space for a

bed and additional furnishings, making it ideal as a guest bedroom, child's room, or home office.

Finished in neutral décor with laminate flooring, the space also benefits from a useful built-in storage cupboard, a radiator, ceiling lighting, and access to the loft, providing additional practicality and storage options.

Bathroom

8'9 x 5'10 (2.67m x 1.78m)

A spacious family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. The room is fully tiled, creating a clean and low-maintenance finish.

A rear-facing window provides natural light and ventilation, while additional features include a radiator and ceiling lighting, along with contemporary flooring. The bathroom offers a practical and comfortable space, suitable for everyday family use.

External

A traditional mid-terrace property constructed in attractive brick, featuring a classic period façade with a bay-fronted window and covered entrance. The front of the home is set behind a low-level boundary wall and decorative fencing, providing a pleasant approach from the street.

To the rear, the property benefits from a private, low-maintenance courtyard garden with artificial lawn and enclosed boundaries, offering a practical outdoor space ideal for relaxing or entertaining. A single-storey rear extension adds to the overall footprint, with painted brickwork and uPVC windows complementing the original structure.

Overall, the exterior presents a well-established home with a blend of character features and modern additions, situated within a row of similar properties.

Tenure - Freehold

The property is listed as Freehold

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%

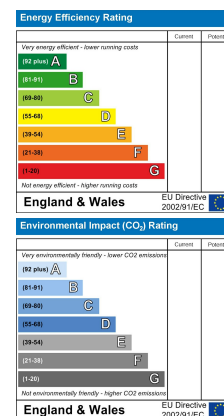
The remaining amount (the portion above £1.5 million) 12%

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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