



MCDERMOTT & CO
THE PROPERTY AGENTS



£185,000

18 Berry Brow, Newton Heath, Manchester, M40 1GG

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McDermott & Co are pleased to bring to the market this chain free two bedroomed semi detached property. Comprising of entrance porch, through lounge-diner, kitchen, two bedrooms and bathroom.
In need of some upgrade / repair providing a property with potential and scope for a side extension subject to planning permission.

The property is located within the Conservation Area of Clayton Bridge, Manchester, directly facing Clayton Vale and located in reach of other surrounding areas, local schools and amenities. Situated between Clayton Vale and Brookdale Park and a 5 minute drive to Droylsden and Newton Heath and Moston Tram Stop for links to Manchester City Centre. Viewing highly recommended to envision the potential this property has.

To the front the double gates lead to block paved driveway and garage, to the rear a private garden with paved path and raised lawned area.

Entrance Porch

5'2" x 3'2" (1.59 x 0.99)
Entrance porch leading to into lounge/diner

Lounge/Diner

15'1" x 19'6" (4.61 x 5.95)
Front and rear facing windows, carpeted, two radiators, fire place surround and hearth, neutral decor, stairs off, understairs storage cupboards.

Kitchen

7'3" x 8'11" (2.23 x 2.74)
Rear facing, range of fitted wall and base units in beech finish with complimentary white worktops. Inset sink and drainer with mixer taps over, free standing electric cooker, tiled splashback, partly tiled walls, laminate flooring, radiator, neutral decor, door leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor- Landing - carpeted, neutral decor.

Bedroom One

11'11" x 9'6" (3.64 x 2.91)
Front facing, two windows, carpeted, radiator, neutral decor, storage cupboard over stairs.

Bedroom Two

8'9" x 10'0" (2.69 x 3.05)
Rear facing, radiator, neutral decor.

Bathroom

6'2" x 5'6" (1.88 x 1.70)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower area, radiator, fully tiled walls, vinyl flooring.

Garage

8'3" x 18'2" (2.53 x 5.54)

External

There are double gates leading to block paved driveway and garage, to the rear a private garden with paved path and raised lawned area.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 24th of June 1890 with Ground Rent of £30.00 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

