



MCDERMOTT & CO

THE PROPERTY AGENTS



£425,000

20 Boar Green Close, New Moston, Manchester, M40 3AW

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****CUL DE SAC** **IDEAL FOR FAMILIES** **DETACHED** **GARAGE** **DRIVEWAY** **WELL PRESENTED** **SPACIOUS REAR GARDEN**
****CONSERVATORY** **PLANNING PERMISSION FOR SIDE AND REAR EXTENSION** **THREE BATHROOMS******

McDermott & Co proudly present to the market this stunning four bedroom detached family home tucked away on a desirable cul-de-sac in the Moston area. Offering spacious accommodation inside and out and a stylish decor throughout meaning this property is ready to be moved into. The ground floor briefly consists of entrance hallway, lounge, modern kitchen/dining area, conservatory and downstairs WC. To the first floor are four bedrooms, master bedroom three piece en-suite and family shower room. Externally presents an ample driveway, separate garage with electric doors and gated access to a spacious and well-maintained multi level rear garden with paved area and artificial grassed areas. Warmed by gas central heating with combi boiler and UPVC double glazing throughout. The property has planning permission for a double storey side extension and extension to the rear. In close proximity to local schools, shops and amenities and a 10 minute walk to Newton Heath and Moston tram stop for easy access to and from Manchester City Centre. Viewings highly recommended to appreciate this impressive family home.

Entrance Hallway

17'0 x 5'3 (5.18m x 1.60m)

Entrance hallway, under flooring heating, tiled flooring, spotlights, radiator, neutral decor, stairs off

Lounge

19'6 x 10'9 (5.94m x 3.28m)

Front facing and side facing with front into bay window, carpeted, radiator, electric feature fire, feature panelled wall, shelving with lighting, built in storage under side window, blinds, neutral decor.

Downstairs WC

6'6 x 3'1 (1.98m x 0.94m)

Front facing, modern two piece bathroom suite in white comprising vanity sink and toilet, under floor heating, tiled flooring, radiator, partly tiled walls, spotlights, neutral decor.

Kitchen/Dining

9'0 x 20'2 (2.74m x 6.15m)

Rear facing, modern range of fitted wall and base units in white finish with complimentary white quartz worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, under flooring heating, tiled flooring, spotlights, blinds, neutral decor, in the dining area patio doors leading into the conservatory.

Utility Room

4'6 x 5'10 (1.37m x 1.78m)

Door to the side of the property, under floor heating, tiled flooring, washing machine dryer, wall storage cupboards, neutral decor.

Conservatory

9'3 x 7'11 (2.82m x 2.41m)

Rear facing, White upvc, carpeted, neutral decor, door leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, window mid way up the side facing, neutral decor, radiator on landing, spotlights, loft access.

Bedroom One

12'6 x 10'4 (3.81m x 3.15m)

Front facing, carpeted, radiator, spotlights, neutral decor, door leading to en-suite

En-Suite

5'0 x 4'11 (1.52m x 1.50m)

Side facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower cubicle, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Bedroom Two

11'1 x 8'4 (3.38m x 2.54m)

Rear facing, carpeted, radiator.

Bedroom Three

6'9 x 11'7 (2.06m x 3.53m)

Rear facing carpeted, radiator, panelled walls, neutral decor.

Bedroom Four

6'8 x 9'6 (2.03m x 2.90m)

Front facing, two windows, carpeted, spotlights, neutral decor.

Family Bathroom

6'10 x 6'4 (2.08m x 1.93m)

Side facing, modern three piece bathroom suite in white comprising sink and toilet, bath, heated chrome towel rail, partly tiled walls, tiled flooring, spotlights, vinyl floor tiles, shaving plug, neutral decor.

Garage

17'7 x 18'1 (5.36m x 5.51m)

With electric door and electrics inside and side door for easy access from the property.

Externally

To the front there is a lawned garden and double driveway leading to double garage with electric door. A side gate leading to the rear garden which has multi levels with paved area and artificial grassed levels.

Tenure

Leasehold but vendors have advised they are in the process of buying the Leasehold.

Stamp Duty

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

You pay the tax when you:

- buy a freehold property
- buy a new or existing leasehold
- are transferred land or property in exchange for payment, for example you take on a mortgage

The threshold is where SDLT starts to apply. If you buy a property for less than the threshold, there's no SDLT to pay.

The current SDLT threshold for residential properties is £250,000.

The threshold for non-residential land and properties is £150,000.

Thresholds Property Price SDLT Rate

Up to £250,000 0%

The portion between £250,001 to £925,000 5%

The portion between £925,001 to £1,500,000 10%

The portion over £1,500,001 12%

Example

In October 2021 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 next £125,000 = £2,500

5% on the final £45,000 = £2,250

Total SDLT = £4,750

How much you pay depends on whether the land or property is residential use or non-residential or mixed-use.

If you're buying a residential property there are different rates of SDLT if:

- you're a first-time buyer
- you already own a property and you're buying an additional property
- you're not a UK resident

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay.

You may be able to reduce the amount of tax you pay by claiming relief, such as if you're a first-time buyer or purchasing more than one property ('multiple dwellings').

First-time buyers:

From 1 July 2021, you'll get a discount (relief) that means you'll pay less or no tax if both the following apply:

- you, and anyone else you're buying with, are first-time buyers
- the purchase price is £500,000 or less/you must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

You pay the tax when you:

Directions

