



MCDERMOTT & CO

THE PROPERTY AGENTS



£299,995

26 Silverstone Drive, Newton Heath, Manchester, M40 1WF

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****CUL DE SAC** **IDEAL FOR FAMILIES** **EXTENDED** **4 BEDROOMS** **LOUNGE/DINER** **KITCHEN/DINER** **DOUBLE DRIVEWAY** **BEDROOM FOUR/2ND RECEPTION ROOM****

McDermott & co are pleased to bring to the market this spacious four bed roomed semi-detached property situated in the Newton Heath area benefitting from a side a rear extension to create ample living space making this home a perfect purchase for families. Upon entrance the property comprises of entrance hallway with under stairs storage, lounge/diner, kitchen/diner, bedroom four/2nd reception room downstairs. To the first floor three bedrooms and family bathroom. Warmed by gas central heating and UPVC double glazing throughout. Externally presents a paved double driveway and a rear split level garden. Ideally located for easy access to transport links into Manchester City Centre as well as bus routes and other amenities including local shops and schools.

Entrance Hallway

14'0 x 5'11 (4.27m x 1.80m)

Laminate flooring, double doors, radiator, under stairs storage cupboard.

Lounge/Diner

25'2 x 11'4 (7.67m x 3.45m)

Front facing into bay and rear facing, two radiators, feature panel wall, wall lights, neutral decor.

Kitchen/Diner

11'2 x 14'8 (3.40m x 4.47m)

Rear facing, two windows, range of fitted wall and base units in white finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, laminate flooring, electric radiator, spotlights, velux window, partly tiled walls, neutral decor, door leading to rear garden.

Bedroom Four/2nd Reception Room

14'9 x 6'7 (4.50m x 2.01m)

Front facing, laminate flooring, neutral decor.

Stairs

Stairs leading to all first floor rooms, carpeted, window to top of stairs.

Bedroom One

14'6 x 10'1 (4.42m x 3.07m)

Front facing into bay, laminate flooring, radiator, built in wardrobes, neutral decor.

Bedroom Two

10'4 x 9'9 (3.15m x 2.97m)

Rear facing, laminate flooring, radiator, built in wardrobes, neutral decor.

Bedroom Three

6'6 x 7'2 (1.98m x 2.18m)

Front facing, tiled flooring, feature panelled wall, storage cupboard, neutral decor.

Family Bathroom

7'5 x 7'5 (2.26m x 2.26m)

Side facing, two windows, three piece bathroom suite in white comprising vanity sink and toilet, shower over P shaped bath, heated chrome towel rail, tiled flooring, spotlights, partly panelled walls around bath and shower, partly tiled walls, neutral decor.

Externally

At the front of the property there is a double paved driveway and a two levelled rear garden with artificial grassed area.

Tenure

We have been advised by the vendors that the property is Leasehold and await the Lease details and Ground Rent of £8.00 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 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 SDLT rate

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 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

