



MCDERMOTT & CO

THE PROPERTY AGENTS



£375,000

16 Carill Avenue, Blackley, Manchester, M9 4FT

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****CHAIN FREE** **DETACHED** **EXTENDED** **DRIVEWAY** **DRIVEWAY** **DOWNSTAIRS WC** **DINING AREA**
****FOUR PIECE BATHROOM SUITE******

McDermott & Co are pleased to bring to the market this three bedroomed extended detached property. Situated close to local amenities, schools and transport links. The property briefly comprises of entrance hallway, lounge, snug, kitchen/diner, downstairs WC, stairs to the bedrooms and four piece family bathroom. Externally at the front a driveway and garage and to the rear a large garden with grassed and paved areas. The property does have scope to extend.

Entrance Hallway

16'9 x 7'3 (5.11m x 2.21m)

Entrance hallway with all downstairs rooms off tiled flooring, radiator, storage cupboards, neutral decor, stairs off.

Lounge

20'2 x 12'11 (6.15m x 3.94m)

Front and rear facing, tiled flooring, two radiators, wall lights, neutral decor, patio doors leading to rear garden.

Kitchen

18'1 x 9'9 (5.51m x 2.97m)

Rear facing, two windows, range of fitted wall and base units in Ash finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, plumbing for washer, tiled flooring, neutral decor, breakfast bar, door leading to rear garden.

Dining Area

9'11 x 8'9 (3.02m x 2.67m)

Side facing, tiled flooring, radiator, neutral decor.

Snug

6'2 x 11'10 (1.88m x 3.61m)

Front facing, tiled flooring, radiator, neutral decor.

Downstairs WC

3'0 x 8'8 (0.91m x 2.64m)

Side facing, two piece bathroom suite in white comprising sink and toilet, radiator, partly tiled walls, tiled flooring, neutral decor.

Stairs

Stairs leading to all first floor rooms, carpeted, window to top of the stairs, neutral decor, storage cupboards on landing.

Bedroom One

9'6 x 19'7 (2.90m x 5.97m)

Front facing, two windows, carpeted, radiator, built in wardrobes, spotlights, neutral decor.

Bedroom Two

9'6 x 10'2 (2.90m x 3.10m)

Side facing, laminate flooring, radiator, neutral decor.

Bedroom Three

9'7 x 9'0 (2.92m x 2.74m)

Rear facing, laminate flooring, radiator, neutral decor.

Family Bathroom

8'1 x 7'0 (2.46m x 2.13m)

Rear facing, four piece bathroom suite in white comprising sink and toilet, shower enclosure, radiator, fully tiled walls, vinyl flooring.

Externally

To the front of the property there are double gates leading to driveway, grassed area and garage with electrics and door to the side for easy access. A large rear garden with paved areas and grassed areas.

Tenure

WE have been advised by the vendors that the property is Leasehold and await the Lease details but are looking into buying the Freehold.

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

