



MCDERMOTT & CO

THE PROPERTY AGENTS



£374,995

6 Keighley Avenue, Droylsden, Manchester, M43 7WT

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****SEMI DETACHED** **CUL-DE-SAC** **THREE DOUBLE BEDROOMS** **MODERN KITCHEN DINER WITH ISLAND** **MODERN FOUR PIECE FAMILY BATHROOM** **DRIVEWAY** **WELL PRESENTED** **TWO RECEPTION ROOMS****

McDermott & Co are delighted to bring to the market this well presented three double bedroom property situated in a quite cul-de-sac. Close to local amenities and schools. Warmed by gas central heating and upvc double glazing. The property comprises of entrance hall leading to lounge, dining area, modern kitchen with island and bi folds doors, second reception/office. To the first floor all bedrooms are doubles all with built in wardrobes, modern four piece family bathroom with walk in shower area. Externally to the front there is a tarmacked driveway and a private rear garden, with pond area with waterfall feature, raised paved area with glass banisters, artificial grassed area, lawned area, shed and storage cupboard to the side.

Entrance Hall

4'4 x 4'0 (1.32m x 1.22m)

Carpeted, radiator, neutral decor, lounge and stairs off.

Lounge

12'3 x 14'3 (3.73m x 4.34m)

Front facing into bay window, carpeted, radiator wall lights, inset for tv, neutral decor.

Dining Area

Rear facing, feature panelled wall, built in storage unit, carpeted, radiator, spotlights, under stairs storage cupboard, neutral decor.

Kitchen

14'0 x 21'10 (4.27m x 6.65m)

Rear and side facing, modern range of fitted wall and base units in grey finish with complimentary white worktops. Built in electric oven, built in oven/grill and gas hob with extractor hood over, integrated microwave, integrated washer, integrated dishwasher, plumbing for fridge freezer, built in wine cooler, tiled flooring, two velux windows, spotlights, kitchen island with sink and storage, neutral decor, bi fold doors leading to rear garden.

Second Reception/Office

11'8 x 16'1 (3.56m x 4.90m)

Rear and side facing, carpeted, radiator, pocket door, spotlights around ceiling feature, tiled style tiled effect wall, speakers in the ceiling, built in screen that can be put when not using, neutral decor.

Stairs

Stairs leading to all first floor rooms going off to both sides, carpeted, radiator, feature wall, neutral decor.

Bedroom One

11'4 x 13'11 (3.45m x 4.24m)

Rear and side facing, carpeted, radiator, spotlights over built in wardrobes, built in storage cupboards, neutral decor.

Bedroom Two

10'8 x 10'0 (3.25m x 3.05m)

Front facing, carpeted, vinyl flooring area, radiator, spotlights, wood slat feature wall. built in wardrobe, neutral decor.

Bedroom Three

7'4 x 11'1 (2.24m x 3.38m)

Rear facing, carpeted, radiator, spotlights, built in wardrobe, neutral decor.

Family Bathroom

7'9 x 7'9 (2.36m x 2.36m)

Rear facing, modern four piece bathroom suite in white comprising vanity sink and toilet, egg shaped bath, walk in shower area, two heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, built in shelves with lighting.

Externally

To the front there is a tarmacked driveway and a private rear garden, with pond area with waterfall feature, raised paved area with glass banisters, artificial grassed area, lawned area, shed and storage cupboard to the side.

Tenure

We have been advised by the vendors that the property is 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 SDLTrate

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 SDLTrate

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

