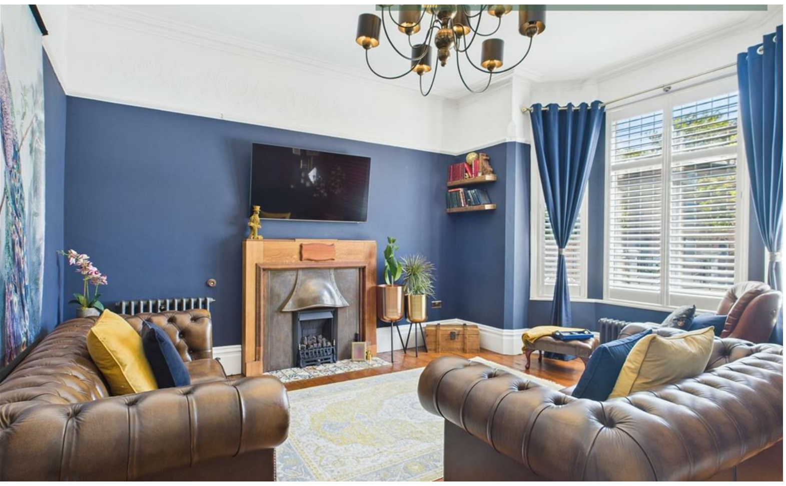
MCDERMOTT & CO
THE PROPERTY AGENTS



£449,950

Ravenhurst House, 2 Rupert Street, Clayton Bridge, Manchester, M40 1QU

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LARGE EDWARDIAN END TERRACE **IDEAL FOR FAMILIES** **FOUR DOUBLE BEDROOMS** **LARGE KITCHEN/DINER** **UTLITY ROOM** **DOWNSTAIRS WC** **OFFICE** **FOUR PIECE FAMILY BATHROOM** **EN-SUITE** **DRIVEWAY** **GARAGE** **ORIGINAL FEATURES**
McDermott & Co are delighted to offer to the market a rare opportunity to acquire this four double bedroomed large Edwardian property built in 1903. Having undergone extensive refurbishment whilst maintaining many original features. This beautiful home is move in ready and a true credit to the current owners whom have designed and presented to an exceptionally high standard with no costs spared. The attention to detail is noted the moment you step into the spacious entrance hall. With high ceilings and deceptively spacious rooms throughout this beautiful home provides everything needed of a family home. Externally there are gardens to 3 sides, driveway and garage. The internal accommodation briefly comprises: entrance porch, hallway, lounge, large kitchen/diner/ lounge area, utility room, pantry, downstairs WC and home office. Stairs leading off from the hallway to the second floor where you are presented with four double bedrooms, en-suite to master bedroom and a separate four piece family bathroom complete with laundry shoot. Further benefits from Upvc double glazing and gas central heating. Viewing is essential to fully appreciate this stunning and spacious home.

Entrance Porch
3'6 x 5'7 (1.07m x 1.70m)
Entrance porch, tiled flooring, neutral decor, door leading to hallway with original glass feature design.

Hallway
20'2 x 5'8 (6.15m x 1.73m)
Hallway, tiled flooring, neutral decor, two radiators, under stairs storage, stairs off.

Lounge
12'10 x 13'9 (3.91m x 4.19m)
Front facing into bay window, original wood flooring, gas fire with original surround and hearth, wooden shutters, two iron radiators, detailed picture rail.

Kitchen/Diner
25'4 x 13'2 (7.72m x 4.01m)
Rear and side facing into bay window, range of fitted wall and base units in soft grey finish with complimentary wooden worktops. Island - with dark grey units with storage, integrated wine cooler, overlap for breakfast bar style seating, inset Belfast sink and drainer with mixer taps over, tiled flooring around island, extractor hood over, tiled splashback, integrated fridge freezer, integrated dishwasher, spotlights, three radiator, window seating area with storage, patio doors leading to side garden, built in storage cupboard next to fire place, tiled fireplace with stoned hearth, neutral decor.

Utility Room
5'11 x 9'8 (1.80m x 2.95m)
Rear facing, range of fitted wall and base units in soft grey finish with complimentary black worktops. Inset sink and drainer with mixer taps over, plumbing for washer and dryer, radiator, tiled splashback, spotlights, tiled flooring, neutral decor, laundry shute from bathroom, pantry area, door leading to wc and door leading to rear garden.

Downstairs WC
2'9 x 6'4 (0.84m x 1.93m)
Two piece bathroom suite in white comprising vanity sink, tiled flooring, spotlights, neutral decor

Office
6'1 x 6'6 (1.85m x 1.98m)
Carpeted, radiator, neutral decor.

Stairs
Stairs leading to all first floor rooms, carpeted stairs runner, neutral decor - landing carpeted, radiator, original roof window, loft access.

Bedroom One
11'0 x 13'7 (3.35m x 4.14m)
Side facing, carpeted, radiator, neutral decor, built in wardrobes, spotlights, door to en-suite.

En-Suite
7'7 x 3'0 (2.31m x 0.91m)
Three piece bathroom suite in white comprising vanity sink and toilet, shower enclosure, heated chrome towel rail, partly tiled walls, tiled flooring, neutral decor.

Bedroom Two
12'8 x 13'0 (3.86m x 3.96m)
Side facing, carpeted, radiator, spotlights, cast iron fireplace, neutral decor.

Bedroom Three
12'10 x 10'5 (3.91m x 3.18m)
Front and side facing, carpeted, radiator, cast iron fireplace, neutral decor.

Bedroom Four
12'0 x 9'3 (3.66m x 2.82m)
Front facing, carpeted, radiator, neutral decor.

Family Bathroom
9'0 x 9'8 (2.74m x 2.95m)
Rear facing, two windows, four piece bathroom suite in white comprising vanity sink and toilet, free standing bathroom, walk in shower enclosure, radiator, partly tiled walls, tiled flooring, neutral decor, laundry shute in utility room.

Garage
10'3 x 16'3 (3.12m x 4.95m)
Garage with electric door to the side of the property and door to rear garden.

Externally
To the front of the property there is a raised border garden and steps to front of the property, at the rear there is an artificial grassed area with raised border garden and storage cupboard and door leading to garage, to the side of the property there is an artificial grassed area and paved patio area with steps up to kitchen/diner, there is a gate leading to driveway and garage with electric doors.

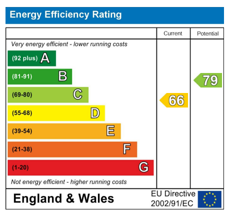
Tenure
We have been advised by the vendors that the property is Leasehold for 999 years starting 25th March 1903 with Ground Rent of £4.50 per annum.

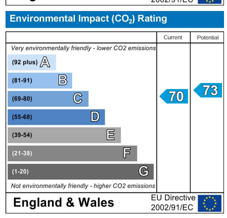
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible 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





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