



MCDERMOTT & CO
THE PROPERTY AGENTS



£250,000

13 Hawthorn Road, Droylsden, Manchester, M43 7HU

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****BEAUTIFULLY PRESENTED**TWO DOUBLE BEDROOMS**MODERN OPEN PLAN LIVING**FOUR PIECE FAMILY BATHROOM**DRIVEWAY** **LARGE LANDSCAPED GARDEN**DRESSING AREA**REMODELLED & RENOVATED****

McDermott & Co are extremely delighted to bring to the market this beautiful two double bedroomed semi detached property in move in ready condition. Originally a 3 bedroom the current owners have remodelled and renovated to a high standard completely transforming this home. Warmed by gas central heating and benefitting from upvc double glazing. The modernised and spacious interior briefly comprises of entrance hallway with stairs off understairs storage with plumbing for washer, open plan lounge, kitchen & dining with integrated appliances and bi fold doors leading out to the expansive landscaped rear garden. To the first floor is an open plan dressing area which could easily be used as a home office area, two double bedrooms with fitted wardrobes and a four piece family bathroom. Externally the property is fronted by artificial grassed area and a imprinted concrete driveway which leads to a further shared drive at the side. To the rear you will find the stunning landscaped garden providing a beautiful haven of tranquillity comprising decked & paved patio areas along with artificial grass, outdoor lighting sets the scene. This little gem truly must be viewed to appreciate, there is significant potential for a double extension to the rear whilst still retaining a good sized garden (subject to planning).

Entrance Hallway

5'4 x 10'3 (1.63m x 3.12m)

Entrance hallway, laminate flooring, radiator, neutral decor, stairs off, under stairs storage with plumbing for washer.

Lounge

11'6 x 12'4 (3.51m x 3.76m)

Front facing into bay window, laminate flooring, spotlights, radiator, neutral decor, open through to...

Dining Kitchen

17'6 x 12'10 (5.33m x 3.91m)

Rear facing, range of fitted wall and base units in black finish with complimentary quartz white worktops. Inset Belfast sink and drainer with mixer taps over on peninsula with storage and overlap for breakfast bars seating, built in electric oven and gas hob with extractor hood over, integrated fridge freezer, integrated microwave, integrated slimline dishwasher, radiator, laminate flooring, brick feature wall, neutral decor, bi fold doors lead out to rear garden.

Stairs

Stairs leading to all first flooring rooms, window at top of stairs side facing, carpeted, neutral decor - landing/dressing area carpeted, radiator, spotlights, neutral decor.

Bedroom One

8'7 x 13'2 (2.62m x 4.01m)

Front facing into bay window, carpeted, built in wardrobes, spotlights, neutral decor.

Bedroom Two

9'1 x 13'0 (2.77m x 3.96m)

Rear facing, carpeeted, radiator, built in wardrobes, neutral decor, loft access.

Family Bathroom

5'9 x 9'9 (1.75m x 2.97m)

Rear facing, modern four piece bathroom suite in white comprising vanity sink and low level wc, bath and separate walk in shower area, radiator, fully tiled walls & flooring, spotlights, built in shelf.

Externally

To the front of the property there is artificial grassed area along with imprinted concrete driveway which leads to a further sharded drive area

at the side, a large rear garden, with decked area with lighting in, paved area and artificial grassed area.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 1st of January 1947 with Ground Rent of £5.00 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 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

