



MCDERMOTT & CO
THE PROPERTY AGENTS



£285,000

38 Abbeydale Road, Moston, Manchester, M40 0AJ

38 Abbeydale Road, Moston, Manchester, M40 0AJ

McDermott & Co are delighted to bring to the market this, this delightful semi-detached house on Abbeydale Road. this property presents an excellent opportunity for families, with three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering the property there is a small hallway with downstairs WC, through to the lounge and kitchen/diner, to the first floor are three bedrooms and a family bathroom with access to the loft.

Externally to the front of the property is a lawned area with a path to the front door, to the side is a private driveway and to rear of the property is an enclosed garden with a lawned and decked area.

Located just off St Mary's Road, the property is in a fantastic location for amenities and transport links. With ample bus routes nearby the Metrolink is within a 5 minute drive while numerous schools are within easy

Entrance Hallway

4'9 x 3'1 (1.45m x 0.94m)

Entrance hallway, tiled flooring with radiator, neutral décor and doors leading to downstairs WC and lounge.

Downstairs WC

5'4 x 2'9 (1.63m x 0.84m)

Comprises of white WC and corner sink with a tiled splash back, radiator, tiled flooring with neutral decor.

Lounge

14'2 x 13'3 (4.32m x 4.04m)

Front facing lounge with electric fire, tiled flooring, neutral décor, radiator, door to kitchen and stairs off to first floor with under stair storage.

Kitchen/Diner

14'2 x 10'3 (4.32m x 3.12m)

Rear facing kitchen/ Diner with side bay window, a range of wall and base units in a natural finish with complementary work tops, integrated electric oven with gas hobs and over head extractor fan. Stainless steel sink and drainer with mixer tap, tiled splash back, plumbing for washer, patio doors leading to rear garden.

Stairs and Landing

5'8 x 7'0 (1.73m x 2.13m)

Carpeted stairs and landing in neutral decor.

Bedroom 1

8'2 x 13'10 (2.49m x 4.22m)

Front facing bedroom, carpeted with radiator. Neutral décor

Bedroom 2

8'2 x 9'10 (2.49m x 3.00m)

Rear facing bedroom, carpeted with radiator, neutral décor

Bedroom 3

5'8 x 7'10 (1.73m x 2.39m)

Side facing bedroom, carpeted, neutral décor, radiator with storage cupboard and loft access.

Bathroom

5'9 x 5'7 (1.75m x 1.70m)

Side facing family bathroom comprises white three piece suite, with basin, WC and bath with shower over head. tiled walls and floors.

Directions

External

Externally to the front of the property is a lawned area with a path to the front door, to the side is a private driveway and to rear of the property is an enclosed garden with a lawned and raised decked area.

Tenure

The property is Leasehold for 999 years from 1st of January 2003.

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

