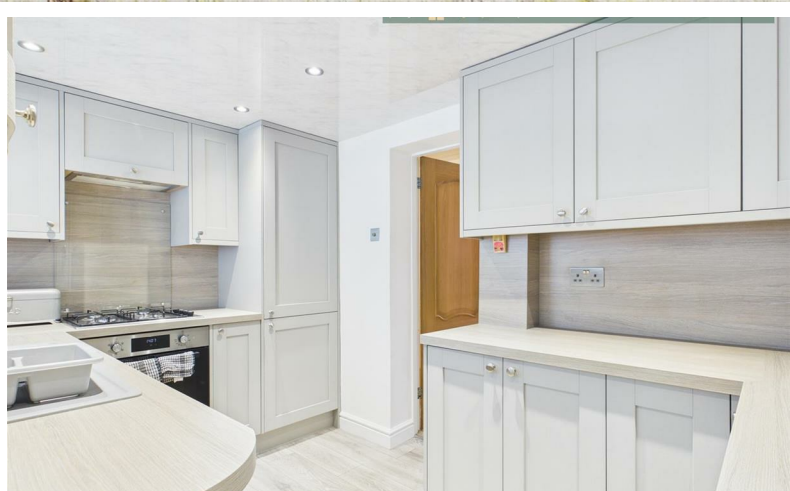
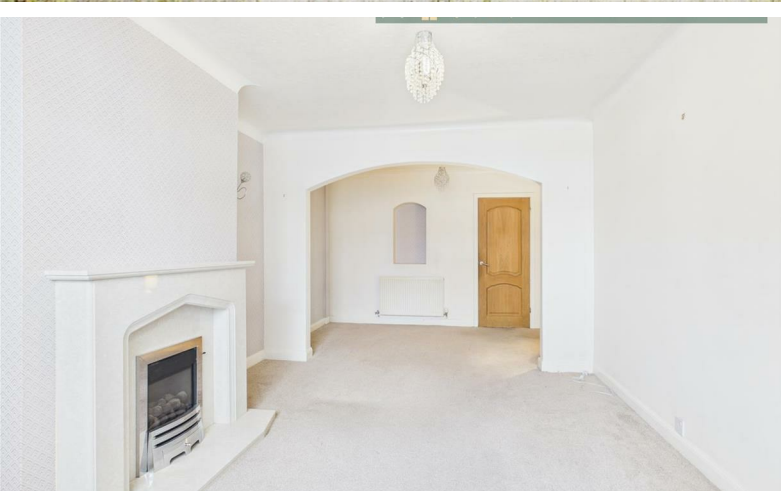




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£220,000**

25 Hallam Road, Newton Heath, Manchester, M40 2SY

# 25 Hallam Road, Newton Heath, Manchester, M40 2SY

Offered with no vendor chain is this delightful three bedroom quasi semi set in a popular and convenient location. Hallam Road is a quiet street with residential permit parking.

Internally comprising of entrance porch, hall with stairs off to first floor, spacious through lounge/dining room, modern kitchen with integrated appliances & conservatory with doors leading out to the rear garden. To the first floor are three bedrooms all with built in furniture & a separate modern shower room.

A resin driveway to the front provides off road parking, to the rear a small private garden laid with imprinted concrete and stoned areas. Rear gate leads to alley providing easy access for wheelie bins.

Situated in close proximity to local amenities, schools and transport links and a 10-15 minutes drive to Manchester City Centre.

Would make an ideal first time buyer home.

## Entrance Porch

1'10" x 5'8" (0.58 x 1.75)

Carpeted, neutral decor.

## Hallway

Carpeted, neutral decor, radiator, stairs off, door into lounge/dining.

## Lounge/Dining

22'8" x 11'1" (6.91 x 3.39)

Front facing into bay window, carpeted, gas fire with surround and hearth, neutral decor.

Dining area, carpeted, radiators, neutral decor, understairs storage.

## Kitchen

7'4" x 11'7" (2.25 x 3.55)

Rear facing, range of fitted wall and base units in soft grey finish with complimentary light wood worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, integrated fridge freezer, laminate flooring, radiator, spotlights, door leading to rear garden.

## Conservatory

8'2" x 10'11" (2.50 x 3.35)

Rear facing, carpeted, radiator, neutral decor, double doors leading to rear garden.

## Stairs & Landing

Stairs leading to all first floor rooms, carpeted, neutral decor landing, carpeted, radiator, neutral decor, loft access.

## Bedroom One

10'11" x 6'4" (3.35 x 1.95)

Front facing, carpeted, radiator, neutral decor, built in wardrobes, drawers and cupboards.

## Bedroom Two

9'4" x 8'2" (2.86 x 2.49)

Rear facing, carpeted, radiator, neutral decor, built in wardrobes and drawers.

## Bedroom Three

8'3" x 6'4" (2.54 x 1.95)

Front facing, carpeted, radiator, built in wardrobes with drawers. neutral decor.

## Shower Room

5'6" x 5'10" (1.70 x 1.80)

Rear facing, three piece suite in white comprising vanity sink and toilet, walk in shower enclosure, heated chrome towel rail, panelled walls, laminate flooring, spotlights.

## External

At the front of the property there is a resin driveway, to the rear a small private garden laid with imprinted concrete and stoned areas.

## 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 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

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C	77	82
55-65	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-101	A		
81-91	B		
69-80	C		
55-65	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			