MCDERMOTT & CO

THE PROPERTY AGENTS







£270,000 Offers Over

63 West Avenue, New Moston, Manchester, M40 3WW

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McDermott & Co are pleased to bring to the market this three bedroom semi-detached property West Avenue, New Moston, Manchester, this delightful home presents an excellent opportunity for families with three well-proportioned bedrooms situated in a popular area.

Upon entering the property you are welcomed into a well presented hallway with doors leading to the kitchen and the through lounge/dining area. To the first floor you will find three bedrooms and a family bathroom.

This property also comes with the added benefit of planning permission for the erection of two storey side and part single, part two storey rear extension to form additional living accommodation. Please see the included link on the listing for full information.

Entrance Hallway
11'8 x 5'11 (3.56m x 1.80m)
Laminate flooring, radiator, neutral décor, window to the bottom of the stairs that lead to the first floor and under stair storage.

Lounge/Diner
22'8 x 8'8 (6.91m x 2.64m)
Dual aspect room with bay window to the front and patio doors to the rear, laminate flooring, 2 x radiators and electric fire.

Kitchen
8'0 x 9'8 (2.44m x 2.95m)
Rear facing kitchen with a range of beech wall and base units and complementary work tops, inset stainless steel sink and drainer board with splash back tiles, electric oven and hobs with over head extractor fan, plumbing for washing machine, radiator, wood laminate flooring and door leading to rear garden.

Bedroom 1
12'6 x 11'0 (3.81m x 3.35m)
Front facing bedroom with bay window, carpeted, neutral decor and radiator.

Bedroom 2
9'10 x 10'0 (3.00m x 3.05m)
Rear Facing, laminate flooring, neutral décor and radiator.

Bedroom 3
5'10 7'4 (1.78m 2.24m)
Front facing, laminate flooring with built in wardrobes and radiator.

Bathroom
8'0 x 8'5 (2.44m x 2.57m)
Rear facing bathroom comprises white sink, WC and P shaped bath, tiled walls and vinyl flooring, spotlights and radiator.

Stairs and Landing
8'2 x 4'5 (2.49m x 1.35m)
Neutral decor, laminate flooring doors leading to first floor rooms.

External
To the front of the property is a paved private driveway and lawned grass front, to the rear is a large, with lawn, paved and decked areas with access via the lounge/diner and kitchen.

Planning Permission
planning permission is in place for the erection of two storey side and part single, part two storey rear extension to form additional living accommodation. Please use the following link for the full information: https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=S4L38NBCGO400&activeTab=summary

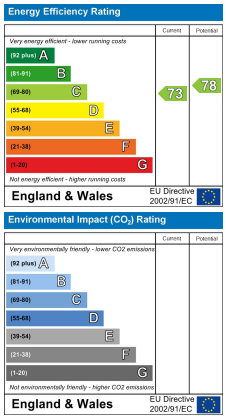
Tenure
We have been advised by the vendors that the property is Leasehold for 999 years from 6th of November 1961 with Ground Rent of £9.00 per annum.

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



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