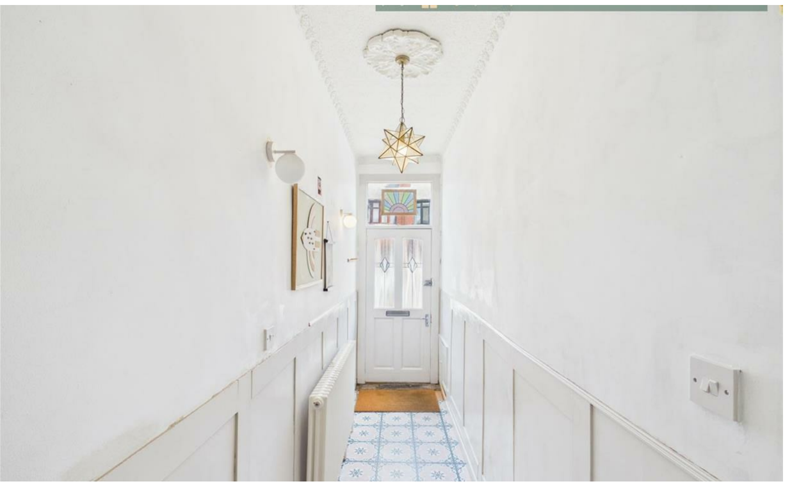
MCDERMOTT & CO

THE PROPERTY AGENTS



£250,000 Offers Over

22 Ingham Street, Manchester, M40 1GW

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McDermott & Co are proud to present this beautifully presented three-bedroom mid-terrace home, offered chain free, ideally situated on Ingham Street, Clayton Bridge, offering a superb blend of character, space, and modern living in a desirable location.

The property retains many attractive period features and benefits from a welcoming entrance hallway, a bright and spacious lounge with decorative fireplace, and a generous open-plan dining room, creating a sociable and versatile living arrangement ideal for both everyday family life and entertaining. To the rear, a well-appointed modern kitchen provides ample storage and workspace, with direct access to the garden.

To the first floor are three well-proportioned bedrooms, including a spacious main bedroom with feature decorative period-style fireplace, alongside a modern family bathroom, all presented to a good standard throughout.

Hallway
15'5 x 3'7 (4.70m x 1.09m)
A bright and welcoming entrance hallway, featuring half-height wall panelling and a decorative glazed entrance door.
Finished with ceiling lighting and a radiator, this is a well-presented entrance space providing access to the main accommodation.

Lounge
25'10 x 11'3 (7.87m x 3.43m)
A bright and well-presented lounge, benefiting from a large front-facing window with fitted shutters allowing plenty of natural light.
The room features a decorative fireplace, wood-effect flooring, and decorative coving, with an open layout leading through to the dining area.
Finished with ceiling lighting and a radiator, this is a comfortable and welcoming living space.

Dining Room
A bright and spacious dining room, benefiting from a large rear-facing window allowing plenty of natural light.
The room features wood-effect flooring, ceiling lighting, and a radiator, with an open layout to the lounge and access through to the kitchen.
A comfortable and versatile space, ideal for everyday dining and entertaining.

Kitchen
13'11 x 9'0 (4.24m x 2.74m)
A bright and well-presented kitchen, fitted with a range of modern wall and base units.
The kitchen benefits from a built-in oven and hob, with space for additional appliances. A large rear-facing window above the sink allows plenty of natural light and pleasant views over the garden.
Finished with wood-effect flooring, ceiling lighting, and a radiator, this is a practical kitchen with access to the rear garden.

Stairs & Landing
12'10 x 4'8 (3.91m x 1.42m)
A bright and well-presented staircase and landing, featuring half-height wall panelling and a carpeted floor, creating a clean and contemporary feel.
The landing benefits from ceiling lighting and a useful storage cupboard, providing practical additional storage space.
A well-maintained and functional area, providing access to all first-floor rooms.

Bedroom One
12'5 x 15'2 (3.78m x 4.62m)
A bright and spacious main bedroom, benefiting from two large front-facing windows allowing plenty of natural light.
The room features a decorative fireplace, adding character and charm, and is finished with carpeted flooring, ceiling lighting, and a radiator.
A comfortable and well-proportioned double bedroom.

Bedroom Two
12'11 x 9'11 (3.94m x 3.02m)
A bright and spacious second bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
Finished with laminate flooring, ceiling lighting, and a radiator, the room offers ample space for a bed and additional furniture, creating a comfortable and practical bedroom.

Bedroom Three
7'2 x 9'2 (2.18m x 2.79m)
A bright and well-presented third bedroom, benefiting from a large window allowing plenty of natural light.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and practical room, ideal as a bedroom, nursery, or study.

Bathroom
6'5 x5'11 (1.96m x1.80m)
A modern and well-presented family bathroom, fitted with a panelled bath with shower and curved glass screen, low-level WC, and a wash basin with wall-mounted mirror above.
The room is finished with contemporary wall tiling and benefits from a frosted window, allowing for natural light while maintaining privacy. A useful sliding door maximises the available space and adds a practical touch.
Finished with ceiling lighting and a heated towel rail, this is a bright and functional bathroom ideal for everyday use.

External
An attractive and well-presented mid-terrace home, boasting excellent kerb appeal with its traditional red brick façade, enclosed front garden, and established hedging.
To the rear, the property benefits from a private enclosed garden, featuring a combination of lawn and flagged patio areas, providing an ideal space for relaxing and entertaining. A useful timber garden room/summer house offers additional versatility, perfect for storage, hobbies, or a home office.
Enclosed by fencing and mature planting, the garden offers a pleasant outdoor environment with a good degree of privacy.
Overall, the property provides an excellent combination of character, outdoor space, and practicality, ideal for modern living.

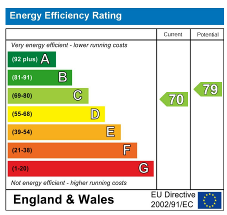
Tenure - Leashold
The property is listed as leasehold with 880 years remaining and an annual ground rent of £2.00 pa

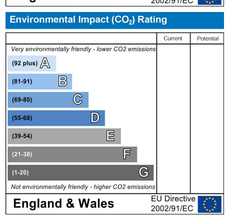
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're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

Directions





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