



MCDERMOTT & CO
THE PROPERTY AGENTS



£295,000

22 Walmersley Road, Manchester, M40 3RS

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McDermott & Co are delighted to bring to the market this Freehold three bedroom extended semi detached property which is well presented and has been well maintained throughout.

The internal layout comprises of entrance hallway, downstairs WC, open plan lounge / office & dining kitchen which is finished with integrated appliances including fridge, freezer, double oven and dishwasher, the utility room is off the kitchen area. Stairs off the entrance hallway lead to the first floor three bedrooms and separate four piece bathroom.

Parking is available to the front on the block paved area accessed via the shared tarmac driveway which leads to the garage. The large rear garden is laid with lawned and decked areas with a gate leading to a further lawned area. The rear benefits from privacy and is not directly overlooked

Entrance Hallway

6'9 x 12'9 (2.06m x 3.89m)
Wooden flooring, radiator, neutral decor, understairs storage cupboard, doors lead to downstairs wc and lounge.

Downstairs WC

6'7 x 4'1 (2.01m x 1.24m)
Two piece suite in white comprising vanity sink and toilet, partly tiled walls, tiled flooring, spotlights, neutral decor.

Lounge

10'7 x 26'9 (3.23m x 8.15m)
Open plan layout with front facing bay window, wooden flooring, radiator, log burner with hearth, storage cupboard under tv area and built in shelving.

Dining Area

Rear facing, tiled flooring, spotlights, two radiators, neutral decor, patio doors leading out to rear garden.

Kitchen

15'10 x 12'0 (4.83m x 3.66m)
Rear facing, Range of fitted wall and base units in matt Navy gloss finish with complimentary white granite-effect worktops. Inset sink with mixer taps over, built in electric oven and microwave oven, induction hob with extractor hood over, tiled splashback, integrated full height fridge, integrated full height freezer & dishwasher, overlap for breakfast bar seating, spotlights, two sun lights, tiled flooring, neutral decor.

Utility Room

6'9 x 5'2 (2.06m x 1.57m)
Side facing, range of fitted wall and base units in White finish with complimentary white granite-effect worktops. Inset sink and drainer with mixer taps over, tiled splashback, tiled flooring, spotlights, radiator, neutral decor, plumbing for washer, space for dryer.

Stairs and Landing

Stairs and landing, wooden stairs, neutral decor, window to top of stairs, side facing - Landing - carpeted, neutral decor, loft access.

Bedroom One

10'9 x 13'4 (3.28m x 4.06m)
Rear facing, carpeted, radiator, neutral decor, built in wardrobes.

Bedroom Two

10'7 x 11'1 (3.23m x 3.38m)
Front facing, carpeted, radiator, neutral decor.

Bedroom Three

6'10 x 8'1 (2.08m x 2.46m)
Front facing, carpeted, radiator, neutral decor, built in storage cupboard housing the boiler.

Bathroom

6'10 x 7'7 (2.08m x 2.31m)
Rear facing, four piece bathroom suite in white comprising sink and toilet, bath, walk in shower enclosure, under floor heating, fully tiled walls, tiled flooring, spotlights.

External

To the front there is a block paved area for parking and a shared tarmac driveway leading to garage. At the rear there is a large garden with lawned and decked area a gate leads to further lawned garden area, grey resin shed.

Garage

8'0 x 20'2 (2.44m x 6.15m)

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

