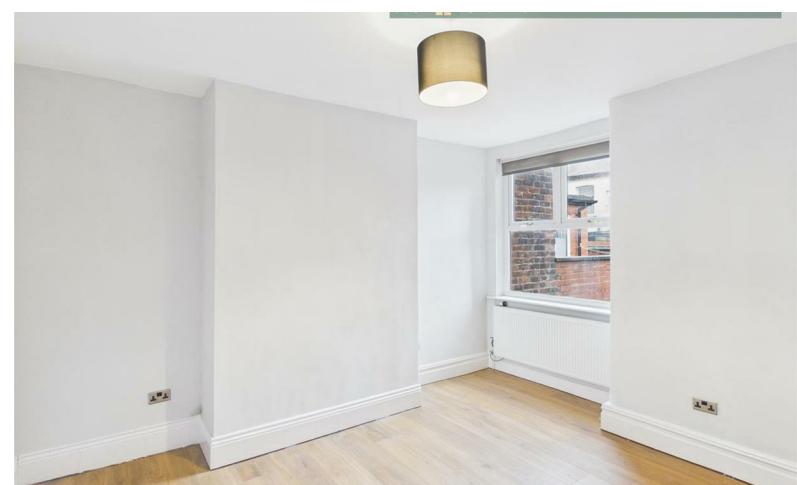
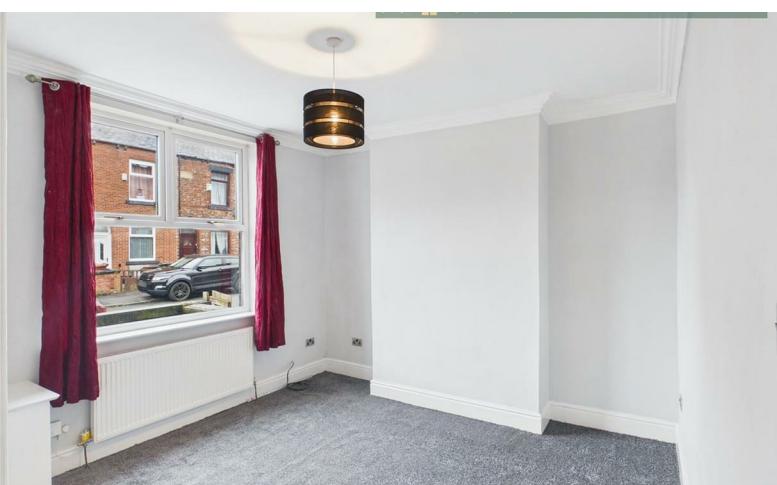




**MCDERMOTT & CO**  
THE PROPERTY AGENTS

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AGENTS



**£189,950**

2 Hethorn Street, Newton Heath, Manchester, M40 1LT

# 2 Hethorn Street, Newton Heath, Manchester, M40 1LT

McDermott & Co are pleased to bring to the market this three bedrooomed end terrace property. Offered with no vendor chain and further benefitting from upvc double glazing and warmed by gas central heating. Ideal for investors of first time buyers.

The property comprises of entrance vestibule, lounge, dining room, kitchen. stairs lead to first floor, three bedrooms and family bathroom.

Small garden front and private enclosed yard to rear with gates providing access for off road parking.

Situated close to schools, transport links and local amenities.

## Entrance Vestibule

3'8 x 3'0 (1.12m x 0.91m)

Entrance vestibule, neutral decor.

## Lounge

15'1 x 11'11 (4.60m x 3.63m)

Front facing, carpeted, radiator, neutral decor.

## Dining Room

11'10 x 12'10 (3.61m x 3.91m)

Rear facing, laminate flooring, radiator, neutral decor.

## Kitchen

8'0 x 8'1 (2.44m x 2.46m)

Rear and side facing, range of fitted wall and base units in white finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, radiator, laminate flooring, neutral decor.

## Stairs and Landing

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

## Bedroom One

8'10 x 14'5 (2.69m x 4.39m)

Rear facing, carpeted, radiator, built in storage cupboard, neutral decor.

## Bedroom Two

9'0 x 12'0 (2.74m x 3.66m)

Front facing, carpeted, radiator, neutral decor.

## Bedroom Three

5'10 x 8'11 (1.78m x 2.72m)

Front facing, carpeted, radiator, neutral decor.

## Bathroom

8'1 x 8'6 (2.46m x 2.59m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, glass shower screen, radiator, partly tiled walls, vinyl flooring, storage cupboards, neutral decor.

## External

At the front of the property there is a flagged garden and soil boarder. A private rear concrete garden with gates to enable rear parking.

## Tenure

We have been advised from the vendors that the property is Leasehold for 938 years from 24th of June 1881 with Ground Rent for £2.50 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

