MCDERMOTT & CO

THE PROPERTY AGENTS







£130,000 Reduced To

71 Newton Street, Droylsden, Manchester, M43 7GU

71 Newton Street, Droylsden, Manchester, M43 7GU

McDermott & Co are proud to present this beautifully presented two-bedroom top-floor apartment, occupying a pleasant position within a popular and well-maintained development on Newton Street, Droylsden. Offering spacious and well-proportioned accommodation throughout and no upwards chain, this attractive apartment is perfectly suited to first-time buyers, professionals and investors alike.

Accessed via stairs from the communal entrance into a welcoming entrance hallway, generous lounge, modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom. The property is presented in neutral tones throughout and benefits from an abundance of natural light, creating a bright and inviting living environment.

A particular feature of the apartment is its top-floor position, enjoying attractive views over the surrounding greenery whilst offering a good degree of privacy. The spacious principal bedroom benefits from dual-aspect windows, while the second bedroom provides versatile accommodation ideal for guests, home working or additional living space.

Communal Entrance
The property is accessed via a secure communal entrance leading into a well-maintained communal hallway and stairwell. Benefiting from carpeted flooring, exposed brick walls, ample lighting and metal balustrading, the communal areas are clean, bright and well presented.

A staircase provides access to the upper floors, with the apartment occupying a pleasant position within the development. The building and surrounding communal grounds are well maintained, creating an attractive and welcoming environment for residents and visitors alike.

Hallway
3'7 x 15'6 (1.09m x 4.72m)
A welcoming entrance hallway featuring fitted carpeting, ceiling lighting and an electric heater. Benefiting from a useful storage cupboard and loft access, the hallway provides access to all accommodation and creates a practical and inviting entrance to the apartment. Finished in neutral tones throughout, the space complements the bright and well-presented interior.

Lounge
14'10 x 11'10 (4.52m x 3.61m)
A spacious and well-presented lounge featuring a front-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting and an electric heater. A feature fireplace with wooden surround creates an attractive focal point to the room, while the generous proportions provide ample space for a range of lounge furniture. Finished in neutral tones throughout, this bright and comfortable reception room is ideal for both everyday living and entertaining.

Kitchen
6'3 x 9'9 (1.91m x 2.97m)
A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, electric hob and extractor hood above, with space for additional appliances.

The room further benefits from wood-effect flooring, ceiling lighting and a rear-facing window overlooking mature greenery, allowing plenty of natural light. Offering ample storage and workspace, this well-presented kitchen provides a practical space for everyday living.

Bedroom One
10'8 x 10'4 (3.25m x 3.15m)
A spacious double bedroom featuring dual-aspect windows allowing an abundance of natural light and enjoying pleasant views over the surrounding greenery. Benefiting from fitted carpeting, ceiling light fitting and an electric heater, the room offers ample space for a double bed and additional bedroom furniture. Finished in neutral tones throughout, this bright and well-proportioned bedroom provides an ideal principal bedroom.

Bedroom Two
10'1 x 6'8 (3.07m x 2.03m)
A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the surrounding greenery. Benefiting from fitted carpeting, ceiling light fitting and an electric heater, the room offers space for a bed and additional bedroom furniture.

A bright and versatile room, ideal as a guest bedroom, home office or study.

Bathroom
6'3 x 6'1 (1.91m x 1.85m)
A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Complemented by wood-effect flooring, contemporary wall tiling, a heated towel rail and a frosted window providing natural light and ventilation. A bright and well-presented bathroom finished in a clean and modern style.

External
The property benefits from an allocated parking space positioned directly to the front of the building, together with additional visitor parking available within the development.

Set within well-maintained communal grounds, the development enjoys attractive landscaped areas, mature hedging and established planting, creating a pleasant residential setting. Secure communal entrance access leads into the building, which occupies a convenient position within this popular and well-regarded development.

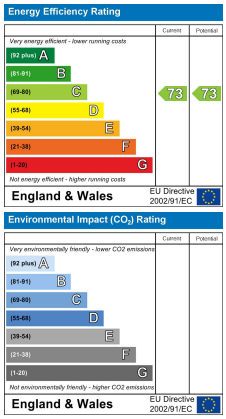
Tenure - Leasehold
The property is listed as leasehold with 974 years remaining and an annual ground rent of £80pa and service charge of £924pa

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
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk