



MCDERMOTT & CO

THE PROPERTY AGENTS



£199,950

37 Ashworth Street, Failsworth, Manchester, M35 0JQ

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****REDUCED** **CHAIN FREE** **IDEAL FOR FIRST TIME BUYERS** **DRIVEWAY** **GARAGE****

Mcdermott & Co is happy to present to the market this two bedroomed semi-detached property located in the Failsworth area. Ideal for first time buyers and briefly comprising of entrance hall, lounge, modern kitchen/diner, two bedrooms, modern bathroom. Externally presents driveway with double gates to rear garden. To the rear a garage, lawned and tarmacked areas. Warmed by gas central heating and UPVC double glazing throughout. Ideally located in close proximity to primary and secondary schools, supermarkets and amenities. 10 minute walk to Oldham Road for bus links in between Oldham Town Centre and Manchester City Centre. 6 minute drive to Failsworth or Newton Heath and Moston Tram Stop for the same links. Viewings recommended.

Entrance Hall

Lounge

10'9 x 16'3 (3.28m x 4.95m)

Front facing into bay window, carpeted, radiator, electric feature fire, neutral decor.

Kitchen/Diner

13'10 x 8'9 (4.22m x 2.67m)

Rear facing, modern range of fitted wall and base units in Grey gloss finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob plumbing for washer, vinyl flooring, radiator, patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, radiator to bottom of the stairs and window to the top, neutral decor.

Bedroom 1

14'1 x 10'9 (4.29m x 3.28m)

Front facing, 2 windows, carpeted, radiator, neutral decor.

Bedroom 2

8'2 x 11'9 (2.49m x 3.58m)

Rear facing, carpeted, radiator, neutral decor.

Bathroom

5'4 x 6'7 (1.63m x 2.01m)

Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, decorative panel walls, vinyl flooring.

Externally

To the front of the property there is tarmacked driveway with double gates leading to rear garden and private rear garden with garage, lawned and tarmacked areas.

Tenure

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 usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

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

