



MCDERMOTT & CO

THE PROPERTY AGENTS



£220,000

348 Ashton Road East, Failsworth, Manchester, M35 9HF

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****CHAIN FREE** **REDUCED** **TWO DOUBLE BEDROOMS** **DRIVEWAY FOR TWO CARS** **PRIVATE REAR SOUTH FACING GARDEN** **UTILITY ROOM** **KITCHEN/DINER****

McDermott & Co are pleased to bring to the market this two double bedroomed terraced cottage situated in the popular area of Failsworth. The property benefits from upvc double glazing and gas central heating. The property comprises of entrance porch, lounge, kitchen/diner, utility room, downstairs family bathroom. To the first floor bedrooms one and two which are both doubles. Externally the property has a block paved driveway for two cars to the front and private rear yard with raised decked area, tiled and artificial grassed areas.

Entrance Porch

3'0 x 3'11 (0.91m x 1.19m)

Side facing, vinyl flooring, electric wall heater, neutral decor.

Lounge

11'10 x 15'0 (3.61m x 4.57m)

Front facing, carpeted, heated wall radiator, feature electric fire log burning effect fire, decorative ceiling beams, neutral decor.

Kitchen/Diner

11'6 x 15'2 (3.51m x 4.62m)

Rear facing, range of fitted wall and base units in Grey finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, free standing electric cooker with gas hob and extractor over, tiled splashback, free standing dishwasher, laminate flooring, spotlights, ceiling features, stairs off.

Downstairs Family Bathroom

8'3 x 5'6 (2.51m x 1.68m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over bath with rainfall shower head, radiator, fully tiled walls, tiled flooring, spotlights.

Utility Room

3'5 x 6'9 (1.04m x 2.06m)

Rear facing, fitted wall unit in White finish with wooden worktop, laminate flooring, spotlights, washing machine, neutral decor.

Stairs

Iron spiral staircase leading both bedrooms.

Bedroom One

11'11 x 15'2 (3.63m x 4.62m)

Front facing, carpeted, radiator, built in wardrobes and shelving, neutral decor.

Bedroom Two

8'4 x 15'0 (2.54m x 4.57m)

Rear facing, two windows, two radiators, carpeted, spotlights.

Externally

At the front of the property there is a blocked paved driveway for two cars and private south facing rear garden with flagged area, artificial grassed area and raised decked area.

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 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

