



MCDERMOTT & CO

THE PROPERTY AGENTS



£219,950

189 Ashton Road East, Failsworth, Manchester, M35 9PP

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****REDUCED** **IDEAL FOR FIRST TIME BUYERS** **IDEAL FOR INVESTORS** **POTENTIAL FOR PARKING AT REAR** **BOTH BEDROOMS ARE DOUBLES****

McDermott & Co are pleased to bring to the market this mid two bedrooms town house. The property benefits from upvc double glazing and gas central heating. Comprises of entrance porch, lounge with stairs off, dining/2nd Reception Room, kitchen, both bedrooms are double bedrooms, family bathroom. Externally there is a front garden with paved pathway and garden. At the rear there is artificial grass and with potential to change to secure rear parking down ginnel.

Entrance Porch

3'8 x 3'5 (1.12m x 1.04m)

Two windows to each side, vinyl flooring, neutral decor.

Lounge

14'4 x 13'10 (4.37m x 4.22m)

Front and side facing, carpeted, radiator, wall lights, gas fire with surround and hearth, neutral decor, stairs off.

2nd Reception Room/Dining Room

10'3 x 13'8 (3.12m x 4.17m)

Rear facing, carpeted, radiator, neutral decor.

Kitchen

12'1 x 6'11 (3.68m x 2.11m)

Rear and side facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, plumbing for washer, vinyl flooring, neutral decor, door leading to rear garden.

Stairs

Window at the bottom of the stairs, carpeted, neutral decor

Bedroom One

11'5 x 13'9 (3.48m x 4.19m)

Front facing, carpeted, radiator, cast iron fireplace, built in wardrobes, drawers and two bedside cupboards, neutral decor.

Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)

Rear facing, carpeted, radiator, storage cupboard.

Family Bathroom

7'2 x 4'9 (2.18m x 1.45m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, fully tiled walls, vinyl flooring.

Externally

To the front of the property there is a mature front garden and paved pathway, to the rear artificial grass and with potential to change to secure rear parking down ginnel.

Tenure

The property is Leasehold for 998 years from 9th October 1929 with Ground Rent of £2.25 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 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

