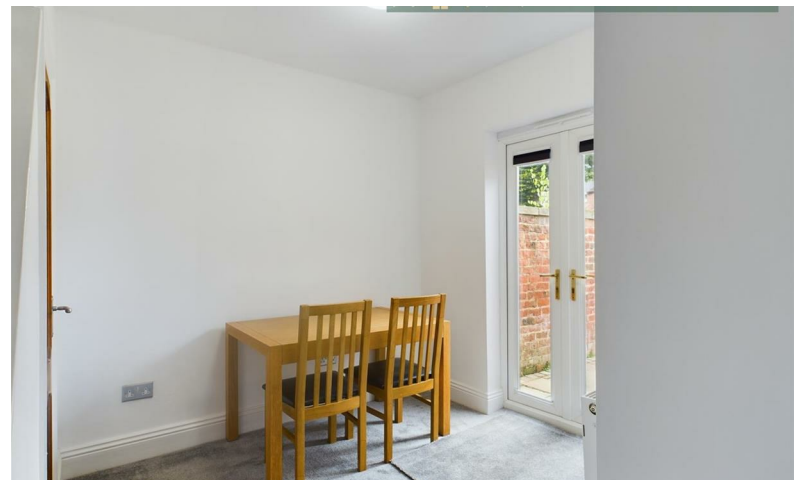




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£218,000**

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

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**\*\*CHAIN FREE\*\* \*\*REDUCED\*\* \*\*TWO BEDROOMS\*\* \*\*FULLY MODERNISED\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*LOFT ROOM\*\*  
**\*\*SEPARATE GARAGE\*\*****

McDermott & Co are delighted to bring to the market this two bedroom mid terrace property which has been fully modernised. The property benefits from UPVC double glazing and warmed by gas central heating. Comprises of entrance porch, lounge, dining room, modern kitchen, two bedrooms both doubles and both benefitting from built in wardrobes, modern family bathroom. Bedroom two has a loft room off. Externally a paved front garden and paved rear garden. There is a separate garage situated on Argyll Park Road. The property is in close proximity to M60 motorway, schools and transport links.

## Entrance Porch

3'1 x 3'9 (0.94m x 1.14m)  
Entrance porch, carpeted, neutral decor.

## Lounge

12'5 x 12'7 (3.78m x 3.84m)  
Front facing, carpeted, radiator, feature wood burner and stone hearth, neutral decor.

## Dining Room

6'9 x 12'2 (2.06m x 3.71m)  
Rear facing, carpeted, radiator, neutral decor, under stairs storage cupboard, patio doors leading to rear garden, stairs off.

## Kitchen

11'11 x 6'1 (3.63m x 1.85m)  
Rear facing, modern range of fitted wall and base units in cream gloss finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated microwave, integrated dishwasher, vinyl flooring, neutral decor.

## Stairs

Stairs leading to all first floor rooms, carpeted, neutral decor.

## Bedroom One

12'6 x 12'5 (3.81m x 3.78m)  
Front facing, carpeted, radiator, built in wardrobes, with lights above, built in cupboards, drawers and bed side tables, neutral decor.

## Bedroom Two

10'11 x 6'5 (3.33m x 1.96m)  
Rear facing, carpeted, radiator, built in wardrobes, cupboards and dressing table, neutral decor, loft hatch to loft room.

## Loft Room

9'8 12'2 (2.95m 3.71m)  
Leading from bedroom two loft hatch with ladders, velux window, carpeted, radiator, storage cupboards, neutral decor.

## Family Bathroom

5'6 x 5'6 (1.68m x 1.68m)  
Rear facing, modern three piece bathroom suite in white comprising vanity sink and toilet, shower over bath, heated chrome towel rail, fully tiled walls laminate flooring, spotlights.

## Externally

To the front of the property there is paved front garden and paved garden to the rear with outhouse.

## Garage

15'11 x 10'2 (4.85m x 3.10m)  
The garage is situated off Argyll Park Road.

## Tenure

We have been advised 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 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

