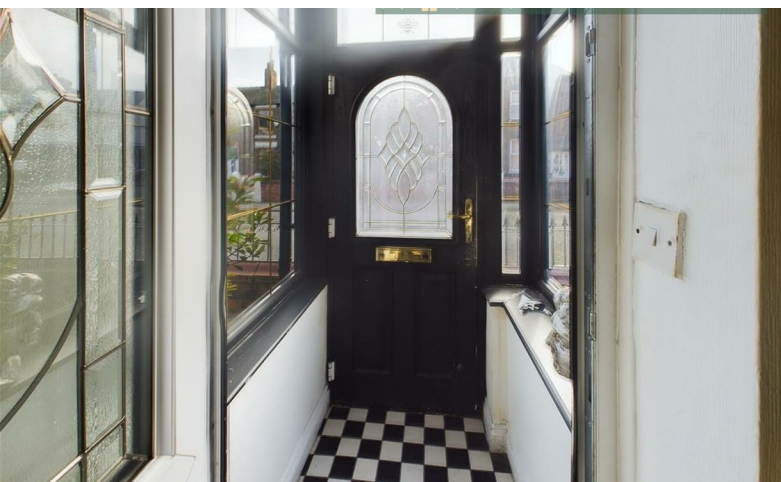




MCDERMOTT & CO
THE PROPERTY AGENTS



£189,995

297 Ashton Road East, Failsworth, Manchester, M35 9HH

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****REDUCED** **IDEAL FOR FIRST TIME BUYERS OR BTL INVESTORS** PARKING AT REAR** CHAIN FREE****

McDermott & Co are pleased to bring to the market this two bedroomed spacious mid terraced property situated in sought after location and offered with no vendor chain. The property benefits from Upvc double glazing and warmed by gas central heating. Comprises of entrance porch, lounge, kitchen/diner, two bedrooms, family bathroom. Externally the property is garden fronted and at the rear it is tarmacked yard with double gates providing off road parking. In close proximity to transport links including M60 and Daisy Nook Country Park.

Entrance Porch

3'1 x 3'2 (0.94m x 0.97m)
Tiled flooring, spotlights, neutral decor.

Lounge

14'6 x 14'9 (4.42m x 4.50m)
Front facing into bay window with wooden blinds, carpeted, radiator, fire place with surround and hearth, neutral decor.

Kitchen/Diner

14'4 x 10'0 (4.37m x 3.05m)
Rear facing, range of fitted wall and base units in White finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, integrated fridge freezer, laminate flooring, radiator, wooden blinds, spotlights, lights in kickboards, under stairs storage, door leading to rear garden.

Stairs

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

Bedroom One

`4'5 x 14'10 (`1.35m x 4.52m)
Front facing, carpeted, radiator, built in wardrobes, spotlights, neutral decor.

Bedroom Two

8'0 x 10'2 (2.44m x 3.10m)
Rear facing, carpeted, radiator, neutral decor.

Family Bathroom

6'1 x 7'3 (1.85m x 2.21m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, heated chrome towel rail, spotlights, fully tiled walls, vinyl flooring.

Externally

There is a front garden with paved path and stone area and at the rear is tarmacked garden with double gates providing off road parking.

Tenure

We await this information from the vendor.

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

