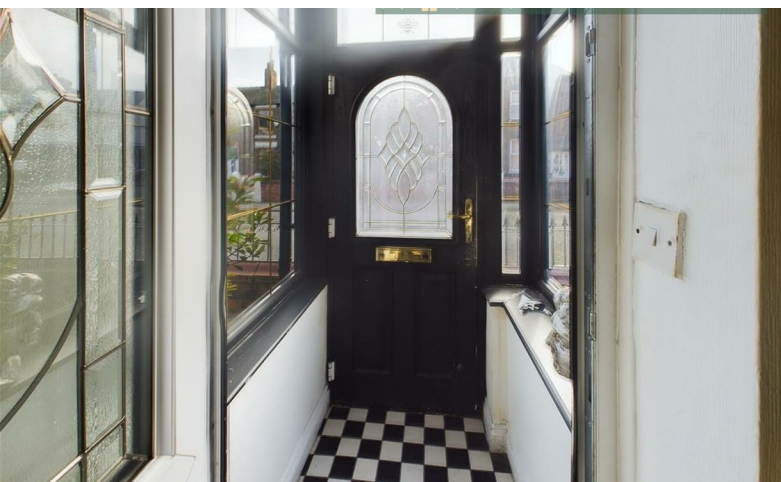




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£189,995**

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



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

McDermott & Co bring to the market this spacious two bedroomed mid terraced property situated in sought after location and offered with no vendor chain. The property which is in need of some upgrade / repair benefits from Upvc double glazing and gas central heating. The spacious internal accommodation with high ceilings briefly comprises of entrance porch, lounge, dining kitchen, two bedrooms, and family bathroom. Externally the property has a small garden front whilst to the rear is a tarmacked yard with double gates providing off road parking. In close proximity to 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 Land Tax

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

