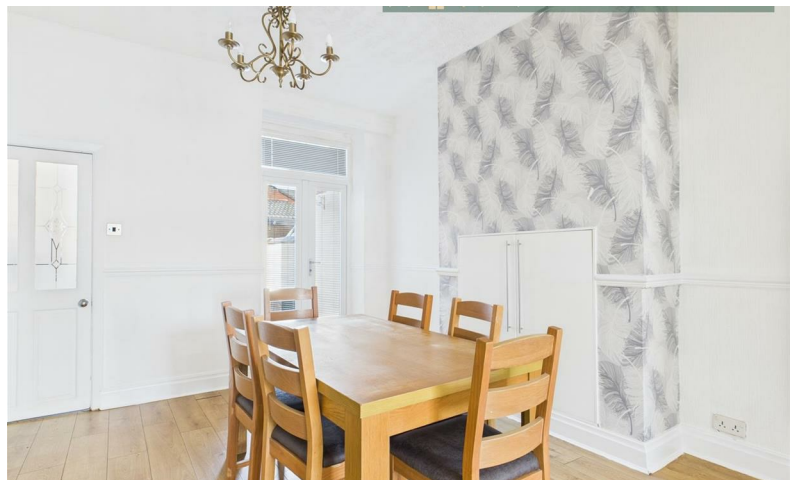




MCDERMOTT & CO
THE PROPERTY AGENTS



£219,995

184 Ashton Road East, Failsworth, Manchester, M35 9PQ

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****CHAIN FREE** **END TERRACE** **THREE BEDROOMS** **IDEAL LOCATION** **TWO RECEPTION ROOMS** **DOWNSTAIRS WC** **WELL MAINTAINED GARDEN****

McDermott & Co are please to bring to the market this three bedroomed end terraced home in the popular Failsworth area situated on Ashton Road East making this property conveniently located to all surrounding schools, amenities and public transport links. The property briefly comprises of entrance hallway, lounge which opens into a spacious dining room, kitchen complete with downstairs WC, three bedrooms and large family bathroom. Externally presents a front gated yard with gated side access to a rear well maintained garden with split level decked and paved areas and garden shed perfect for storage. Warmed by gas central heating and UPVC double glazing, this family home is free from a vendor chain.

Entrance Hall

3'1 x 14'8 (0.94m x 4.47m)
Front entrance, carpeted, radiator, stairs off to first floor, door into dining room.

Dining Room

12'7 x 12'7 (3.84m x 3.84m)
Rear facing double French doors with integrated blinds, laminate flooring, radiator, storage cupboard, neutral decor, door into kitchen, opening into lounge.

Lounge

12'3 x 11'6 (3.73m x 3.51m)
Front facing window, shutter blinds, laminate flooring, gas fire with surround and hearth, TV point, radiator, neutral decor.

Kitchen

9'0 x 8'11 (2.74m x 2.72m)
Rear facing window, roller blind, range of wall and base units in white gloss, complimentary worktops, black tiled splashback, inset stainless steel sink with mixer tap and drainer, inset single oven with ceramic hob and extractor over, space and plumbing for washer, tiled flooring, door into downstairs WC, door leading out to rear garden, neutral decor.

Downstairs WC

2'9 x 9'1 (0.84m x 2.77m)
Two piece bath room suite in white, WC, vanity sink basin, tiled flooring, neutral decor.

Stairs

Carpeted, access to landing and all first floor rooms, loft access, neutral decor.

Bedroom One

10'1 x 11'6 (3.07m x 3.51m)
Rear facing window, vertical blinds, carpeted, radiator, TV point, neutral decor.

Bedroom Two

8'8 x 11'6 (2.64m x 3.51m)
Front facing window, shutter blind, carpeted, fitted wardrobes, TV point, radiator.

Bedroom Three

6'8 x 8'8 (2.03m x 2.64m)
Front facing with window, shutter blind, carpeted, TV point, radiator, neutral decor.

Family Bathroom

9'0 x 8'10 (2.74m x 2.69m)
Rear facing window, fitted blind, three piece bathroom suite in white, WC, sink basin, bath with shower head over, glass shower screen, radiator, vinyl flooring, neutral decor.

Externally

Front gated yard, side gated access, rear split level garden with decked and paved areas, fish pond and garden shed.

Tenure

The vendor has confirmed 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

