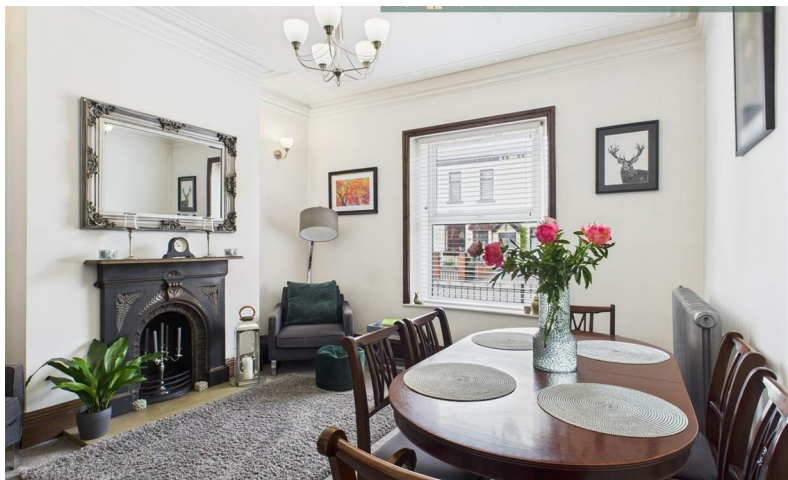




MCDERMOTT & CO

THE PROPERTY AGENTS



£249,999

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

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McDermott & Co are pleased to bring to the market this two bedroomed chain free mid terrace property with some Victorian features.

Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance hallway, lounge, dining/2nd reception room, kitchen, stairs leading to bedrooms which are both doubles, four piece family bathroom, stairs to loft storage room.

At the front there is a small garden with stoned area and to the rear a private courtyard style garden with stoned area and flagged area. Situated close to transport links, schools, motorway M60.

Entrance Hallway

4'4 x 17'5 (1.32m x 5.31m)
Wood effect tiled flooring, cast iron radiator, neutral decor, doors off leading to lounge and dining/2nd reception, stairs off.

Dining/2nd Reception Room

12'8 x 13'1 (3.86m x 3.99m)
Front facing, carpeted, cast iron radiator, cast iron fireplace, wall lights, neutral decor, double doors into lounge.

Lounge

13'10 x 14'3 (4.22m x 4.34m)
Rear facing, carpeted, cast iron radiator, cast iron fireplace, wall lights, neutral decor, door into kitchen.

Kitchen

10'0 x 11'7 (3.05m x 3.53m)
Side facing, range of fitted wall and base units in light cherry finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, overlap for breakfast bar seating, free standing fridge freezer, integrated washer, integrated dishwasher, spotlights, radiator, vinyl flooring, neutral decor, door to under stairs storage, door leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor - landing with stairs to loft storage room.

Bedroom One

17'6 x 13'1 (5.33m x 3.99m)
Front facing, two windows, radiator, cast iron fireplace, neutral decor, built in wardrobes.

Bedroom Two

11'6 x 13'11 (3.51m x 4.24m)
Rear facing, laminate flooring, radiator, cast iron fireplace, neutral decor, built in wardrobe.

Family Bathroom

9'11 x 11'6 (3.02m x 3.51m)
Rear facing, four piece bathroom suite in white comprising sink and toilet, shower enclosure, free standing bath, radiator, partly tiled walls, tiled flooring, spotlights, storage cupboard, neutral decor.

Stairs to Loft Storage Room

Carpeted, neutral decor.

Loft Storage Room

16'4 x 9'11 (4.98m x 3.02m)
Carpeted, velux window, storage cupboards, neutral decor.

External

At the front there is a small garden with stoned area and to the rear a private courtyard style garden with stoned area and flagged area.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 16th of May 1854 with Ground Rent of £2.00 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 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

