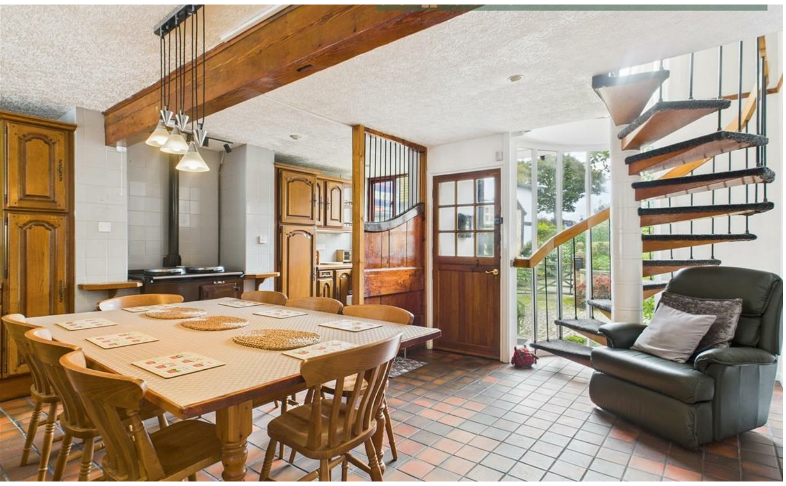
MCDERMOTT & CO

THE PROPERTY AGENTS



£429,950

The Stables, Westerhill, Ashton-Under-Lyne, OL7 9RU

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McDermott & Co are delighted to welcome onto the market this unique semi-detached character property built in 1974 in the footprint of a stable block dating back to the 1800's. It is located in the beautiful hamlet of Westerhill.

Offered with no vendor chain and briefly comprising of large kitchen/diner, four double bedrooms, shower room, two bathrooms, two sitting rooms, utility room, boiler room, and converted loft space offering scope for further enhancements. The spacious layout is very versatile and could easily be split to provide an additional annex or air bnb accommodation.

Externally through a gateway is a good sized patio area boasting panoramic views of the countryside, with stairs leading to the property's own woodland area spanning approximately half an Arce, the property also comes with a garage.

Entrance Lounge
18'11 x 16'0 (5.77m x 4.88m)
A spacious dual aspect sitting room with tiled flooring, central heating radiators and spotlights, with access to the front and rear of the property.

Dining Kitchen
16'10 x 19'4 (5.13m x 5.89m)
Dual aspect traditional kitchen with a range of country style wall and base units complementary tiled work surfaces, tiled splashback, stainless steel half round sink, integrated appliances and fitted traditional Aga with spiral staircase leading to first floor level.

Downstairs WC with shower
7'4 x 5'0 (2.24m x 1.52m)
Front facing downstairs WC comprising of enclosed electric shower cubicle, low level WC and hand wash pedestal basin, tiled flooring and walls, central heating radiator.

Laundry room
4'5 x 11'0 (1.35m x 3.35m)
As part of the garage conversion this utility space has plumping and electrics for white goods and general storage space.

Boiler Room
4'7 x 4'8 (1.40m x 1.42m)
Off the utility room, housing gas fired boiler and storage space

Bedroom/Family Room
11'9 x 12'8 (3.58m x 3.86m)
A converted garage that can now be used as a multi purpose room comprises of fitted carpets, low level lighting and houses a double bed.

Lounge
17 x 19'7 (5.18m x 5.97m)
Access via the spiral staircase this dual aspect lounge offers a beautiful place to relax, features a full height stone fireplace, original ceiling beams, fitted carpet, and two central heating radiators, door leading to hallway, bedrooms and bathrooms.

Hallway
22'0 x 2'11 (6.71m x 0.89m)
Carpeted landing with doors leading to bedrooms, family bathroom and shower rooms, with access to the loft.

Bedroom 1
16'7 x 7'4 (5.05m x 2.24m)
Views to the side of the property over the countryside, comprises of carpeted flooring, radiator and integrated wardrobes.

Bedroom 2
14'6 x 8'6 (4.42m x 2.59m)
Side facing double bedroom with large window bosting stunning views, comprising of fitted carpet, integrated wardrobes, central heating radiator.

Bedroom 3
14'6 x 7'5 (4.42m x 2.26m)
Double bedroom comprising of fitted carpet, integrated wardrobes, central heating radiator.

Family Bathroom
10'9 x 5'2 (3.28m x 1.57m)
Front facing family bathroom, comprises of white three piece suite including WC, wash basin and bath with mixer tap, tiled flooring and walls and radiator.

Shower Room
5'11 x 5'3 (1.80m x 1.60m)
Front facing shower room comprises of enclosed shower unit with electric shower, tiled flooring and walls integrated storage space, ceiling spotlights.

Loft
33'9 x 14'0 (10.29m x 4.27m)
A large loft area carpeted, two Velux windows suitable for an office space or general storage space, with drop down ladders.

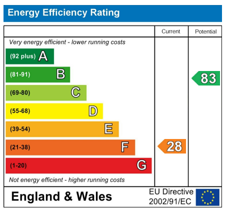
Externally
Externally this property is set within a beautiful setting the grounds are highly maintained, the property boosts its own patio garden area and approximately half and acre of woodland and a garage.

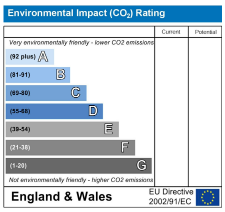
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible 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





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