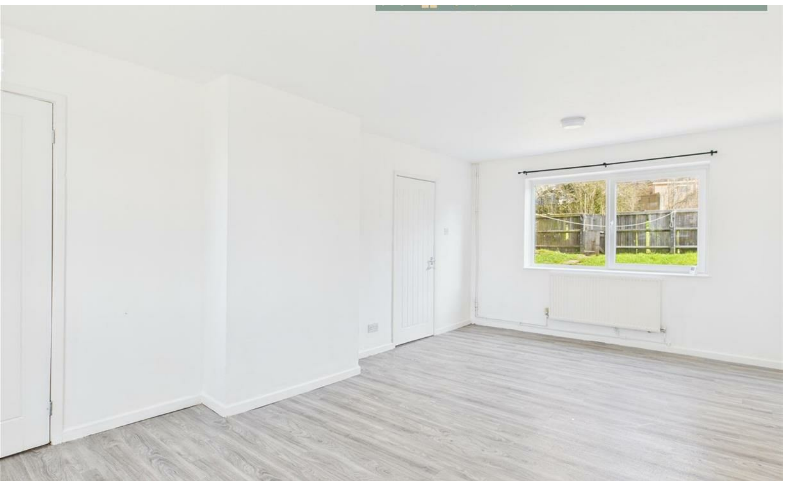
MCDERMOTT & CO

THE PROPERTY AGENTS



£199,950

19 Hillside Crescent, Ashton-Under-Lyne, OL6 9DG

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We are delighted to present to the market 19 Hillside Crescent. Offered with no vendor chain this ideal first time buyer home situated in a popular and convenient location in good proximity to local schools and amenities . With the benefit of gardens to front and rear, upvc double glazing and gas central heating the internal accommodation briefly comprises:
Entrance porch, dual aspect lounge, dual aspect dining kitchen, 3 good sized bedrooms all with built in wardrobes, 2 piece bathroom suite with shower over bath, separate WC. Neutrally decorated throughout. Viewing essential to fully appreciate.
Floorplan and virtual tour will be available to view online within a couple of days.

Entrance Porch
Upvc porch.

Lounge
Dual aspect lounge with windows to front and rear, laminate flooring, 2 x radiators, neutral decor.

Dining Kitchen
Dual aspect dining kitchen with windows to front & rear, range of fitted wall and base units with complimentary worktops, inset sink and drainer with mixer taps over, oven, hob and over head extractor, neutral decor, laminate flooring, radiator, door to rear garden

Stairs & Landing
neutral decor and carpets.

Bedroom 1
neutral decor and carpet, radiator, built in wardrobe.

Bedroom 2
neutral decor and carpet, radiator, built in wardrobe.

Bedroom 3
neutral decor and carpet, radiator, built in wardrobe.

Bathroom
Two piece white suite comprising vanity sink unit, bath with shower over and splash screen, fully wall panelled, window.

WC
low level WC in white, fully wall panelled, window.

External
Lawn garden area to front with spacious garden area to the rear with lawn and patio areas.

Tenure
The property is Freehold.

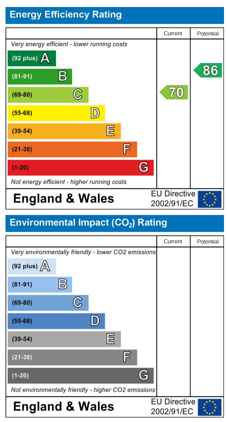
Stamp Duty Land tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
- when you bought the property
- how much you paid for it
- whether you're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



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