



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£149,950**

89 Crawford Street, Ashton-Under-Lyne, OL6 6TT



# 89 Crawford Street, Ashton-Under-Lyne, OL6 6TT

McDermott & Co are pleased to bring to the market this two bedroom mid-terrace property in the popular location of Crawford Steet, Ashton-Under-Lynne, offering chain free vacant possession.

Upon entering the property you are welcomed into an entrance vestibule leading into a spacious lounge and separate kitchen with a range of wall and base units and separate storage space under the stairs. To the first floor you will find two bedrooms, and a bathroom comprising of a low-level WC, hand wash basin and bath, with additional storage space within the bathroom.

Externally the property boasts on street parking to the front with plenty of space for each property, to the rear this mid terrace benefits from an enclosed walled yard with rear gate and direct access to the kitchen.

The location of this property is extremely appealing to buyers as it is close to local amenities, schools, Stamford country park and transport links.

Ideal for first time buyers and investors, viewings highly recommended.

## Entrance Vestibule

3'2 x 3'0 (0.97m x 0.91m)  
Front facing entrance vestibule, carpeted, neutral decor, door leading to lounge.

## Lounge

10'10 x 13'7 (3.30m x 4.14m )  
Front facing lounge, neutral décor, carpeted with radiator and single light fitting, door leading to stairs and kitchen.

## Kitchen

12'5 x 9'0 (3.78m x 2.74m )  
Rear facing kitchen with a range on wall and base units, stainless steel insert sinker and drainer with mixer tap, free standing oven and gas hobs, plumbing for washing machine and extra storage space under the stairs.

## Stairs and Landing

12'6 x 3'10 (3.81m x 1.17m )  
Carpeted stairs and landing, neutral décor with doors leading to first floor rooms.

## Bedroom 1

12'6 x 9'6 (3.81m x 2.90m )  
Front facing bedroom, carpeted with radiator, neutral décor.

## Bedroom 2

8'2 x 8'11 (2.49m x 2.72m )  
Rear facing bedroom, carpeted with radiator, neutral décor.

## Bathroom

3'10 x 11'11 (1.17m x 3.63m )  
Rear facing bathroom comprises of low level WC, hand wash basin and bath with electric shower unit, laminate flooring with additional storage space.

## External

To the front of the property is on street parking, to the rear is an enclosed paved yard with rear access through a gate and door leading into the kitchen.

## Tenure

### 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

