



MCDERMOTT & CO

THE PROPERTY AGENTS



£299,950

68 Ashton Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9WL

68 Ashton Road, Woodhouses, Woodhouses Failsworth, Manchester, M35 9WL

****REDUCED** **IDEAL FOR FIRST TIME BUYERS** **IDEAL FOR FAMILIES** **WOODHOUSES VILLAGE** **DRIVEWAY** **KITCHEN/DINER**
****CONSERVATORY** **LARGE GARDEN** **FIELD VIEWS** **LOFT ROOM******

McDermott & Co are delighted to bring to the market this two bedroomed cottage property nestled in the sought after area of Woodhouses Village Failsworth. Benefitting from upvc double glazing and warmed by gas central heating. The property comprises of entrance porch, lounge, kitchen/diner, conservatory, two double bedrooms to the first floor with family bathroom and loft room on second floor. Externally to the front there is a paved driveway with electric car charger and to the rear garden and large mature garden with summer house and lawned and paved areas which is not overlooked with field views. Situated in close proximity to surrounding schools, easy access to local amenities and facilities including golf course, cricket club and a short walk to Daisy Nook Country Park.

Entrance Porch

2'9 x 5'9 (0.84m x 1.75m)

Entrance porch, tiled flooring, wall lights, storage cupboards.

Lounge

14'7 x 14'5 (4.45m x 4.39m)

Front facing into bay window, laminate flooring, brick inset fire with slate hearth, multi fuel log burner, stairs off, neutral decor.

Kitchen/Diner

16'7 x 11'10 (5.05m x 3.61m)

Rear facing, modern range of fitted wall and base units in white finish with complimentary white granite worktops, lighting under units. Inset sink and drainer with mixer taps over, free standing electric range cooker, extractor over, island with storage and lap over for breakfast bar seating, hot water tap, plumbing for washer and dishwasher, electrics for dryer, plumbing for fridge, radiator, neutral decor, patio doors leading into conservatory.

Conservatory

10'10 x 9'10 (3.30m x 3.00m)

Rear facing, upvc in white, carpeted, neutral decor, patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, partly panelled walls.

Bedroom One

11'4 x 10'3 (3.45m x 3.12m)

Front facing into bay window, laminate flooring, radiator, neutral decor.

Bedroom Two

7'0 x 11'11 and 8'6 x 7'9 (2.13m x 3.63m and 2.59m x 2.36m)

Rear facing into bay window, carpeted, radiator, neutral decor, built in wardrobes and matching drawers, free standing mirrored double wardrobe, stairs to loft room.

Loft Room

11'9 x 13'11 (3.58m x 4.24m)

Carpeted, velux window, storage cupboards, spotlights, neutral decor.

Family Bathroom

10'2 x 6'1 (3.10m x 1.85m)

Modern three piece bathroom suite in white comprising vanity sink and toilet unit, shower over bath, built in shelves with lighting over bath, heated chrome towel rail, fully tiled walls, laminate flooring, spotlights.

External

To the front a paved garden can be used as a parking space with electric car charger point and a private rear mature garden with fields views, sensor lighting, lawned area and paved area. Summer house with electrics, portable wc and storage room.

Summer House

Summer house with electrics, portable wc and storage room.

Tenure

We have been advised by the vendors that the property is Leasehold and await the Lease details.

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

