MCDERMOTT & CO

THE PROPERTY AGENTS





## £230,000

6 Assheton Road, Manchester, Greater Manchester, M40 1NB

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McDermott & Co are proud to present this charming and characterful three-bedroom mid-terrace home, occupying a convenient position on Assheton Road, Newton Heath. Offering approximately 1,237 sq ft of spacious accommodation, this attractive period property combines traditional features with versatile living space, making it an ideal home for families and professionals alike with the further benefit of vacant possession and no onwards chain. .

The accommodation briefly comprises an entrance hallway, three generous reception rooms and a modern fitted kitchen, providing flexible living and entertaining space to suit a variety of lifestyles. To the upper floor are three well-proportioned bedrooms and a spacious family bathroom, all accessed from a central landing.

A particular feature of the property is the abundance of living accommodation on the ground floor, with three separate reception rooms offering excellent versatility for formal dining, family living, home working or

### Hallway
An entrance hallway with a decorative glazed entrance door and arched fanlight allowing natural light into the space.

Benefiting from fitted carpeting, a radiator and ceiling light fitting, the hallway provides access to the accommodation. A staircase rises to the upper floors, reflecting the property's unique split-level layout.

### Lounge
A spacious front lounge full of character, featuring a large bay window allowing plenty of natural light throughout.

Benefiting from fitted carpeting, decorative ceiling coving, a feature ceiling light fitting and a fireplace creating an attractive focal point to the room. The generous proportions provide ample space for a range of seating arrangements.

Open access leads through to the rear reception room, creating a bright and versatile living space ideal for both relaxing and entertaining.

### Lounge
A spacious rear lounge full of character, benefiting from French doors opening onto the rear garden and allowing plenty of natural light throughout.

Featuring fitted carpeting, decorative ceiling coving, wall lighting and a feature fireplace creating an attractive focal point. The generous proportions provide ample space for a range of seating arrangements.

Open access leads through to the kitchen, creating a bright and sociable living space ideal for relaxing and entertaining.

### Dining Room
A well-proportioned dining room providing ample space for a family dining table and chairs. Featuring recessed spot lighting, fitted carpeting, and an open archway leading through to the kitchen, creating a sociable layout ideal for everyday living and entertaining. Large sliding patio doors allow plenty of natural light and provide direct access to the rear yard.

### Kitchen
Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Space for freestanding appliances including a cooker, washing machine and under-counter fridge/freezer. Dual aspect windows provide natural light, while the open archway connects seamlessly to the dining room, creating a practical and sociable layout.

### WC
A useful ground floor WC fitted with a low-level WC and wall-mounted wash hand basin. Complemented by tiled walls, tiled flooring, ceiling lighting and a frosted window providing natural light and ventilation.

### Stairs & Landing
Carpeted staircase rising to the first-floor landing, featuring a handrail and spindle balustrade. The landing provides access to the first-floor accommodation and benefits from a fitted radiator and carpeting throughout. A further staircase rises to the second-floor accommodation.

### Bedroom One
A spacious second-floor double bedroom featuring fitted carpeting, ceiling lighting, and sloping ceilings with useful eaves storage. Offering ample space for a large bed and additional bedroom furniture, the room is enhanced by a striking geometric feature wall and enjoys a bright, airy feel, creating an ideal principal bedroom retreat.

### Bedroom Two
A spacious double bedroom featuring a front-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting, and a radiator. The room offers ample space for a double bed and additional bedroom furniture, with a feature wall adding character and an open wardrobe area providing practical storage.

### Bedroom Three
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light, fitted carpeting, a radiator, and an attractive ceiling light fitting. The room offers ample space for bedroom furniture and benefits from a feature papered wall, creating a bright and stylish space ideal for a child's bedroom, guest room, or home office.

### Bathroom
A spacious family bathroom fitted with a four-piece suite comprising a walk-in shower, panelled bath, pedestal wash hand basin and low-level WC. Complemented by tiled flooring, part-tiled walls, ceiling lighting and a heated towel rail. Two frosted windows provide natural light and ventilation, while the generous proportions create a bright and practical space ideal for modern family living.

### External
To the front, the property enjoys a forecourt garden enclosed by attractive brick-built boundary walls, with steps rising to the entrance door, creating an appealing approach to this characterful end-terrace home.

To the rear, the property benefits from a private enclosed garden comprising a paved patio area directly accessed from the property, together with a lawned garden beyond. Offering ample space for outdoor seating, dining and entertaining, the garden is enclosed by fencing and mature planting, creating a practical outdoor space with excellent potential.

A useful courtyard area immediately to the rear provides additional space for storage and everyday use, whilst gated rear access enhances convenience. A pleasant and versatile outdoor space that complements the accommodation on offer.

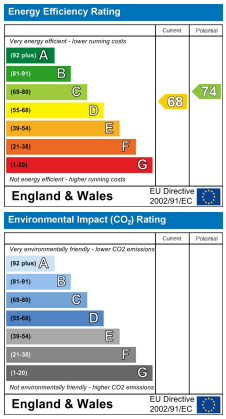
### Tenure - Freehold
The property is listed as Freehold

### 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

## Directions

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