



MCDERMOTT & CO
THE PROPERTY AGENTS



£160,000

9 Ash Street, Failsworth, Manchester, M35 0AJ

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Offered with chain free vacant possession McDermott & Co are pleased to bring to the market this two double bedroomed mid terrace property, which is in need of some improvements hence the realistic asking price.

Situated is the sought after Failsworth area and within close proximity to local amenities and walking distance to the tram stop.

This property is warmed by gas central heating and benefits from upvc double glazing. Internally with high ceilings and original features throughout the layout comprises of entrance vestibule, lounge, 2nd reception/dining room, kitchen, stairs from the dining room lead off to the first floor where there are two double bedrooms and a four piece family bathroom.

Externally there is a small garden to the front and a private rear yard which is not overlooked. Residential permit parking is located on the street.

Entrance Vestibule

3'1 x 4'0 (0.94m x 1.22m)
Entrance vestibule, carpeted with door leading to lounge.

Lounge

12'9 x 14'0 (3.89m x 4.27m)
Front facing lounge, feature fire place, carpeted, radiator, double door leading to dining room.

Dining Room/2nd Reception Room

13'11 x 11'12 (4.24m x 3.35m)
Rear facing room, carpeted with radiator, stairs leading to first floor and access to understairs storage. door leading to kitchen.

Kitchen

8'11 x 7'4 (2.72m x 2.24m)
Rear facing kitchen, with some wall and base units, inset stainless steel sink with mixer tap, wood effect laminate flooring, door leading to rear garden.

Storage

3'0 x 2'8 (0.91m x 0.81m)
Carpeted under stairs storage space.

Stairs and Landing

14'0 x 4'7 (4.27m x 1.40m)
Carpeted stairs and landing, with white wood banister and handrail, doors leading to rooms.

Bedroom 1

12'10 x 12'4 (3.91m x 3.76m)
Front facing bedroom, carpeted, radiator with built in wardrobes and single light fitting.

Bedroom 2

13'10 x 9'1 (4.22m x 2.77m)
Rear facing bedroom with feature fireplace, carpeted with radiator.

Family Bathroom

9'0 x 7'5 (2.74m x 2.26m)
Rear facing bathroom comprising of white WC, basin, bath and separate enclosed shower with electric unit, laminate flooring.

External

Permit street parking to the front of the property with a small garden front, to the rear is an enclosed paved yard with a rear gate which is not overlooked.

Tenure

We have been advised that the property is Freehold.

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

