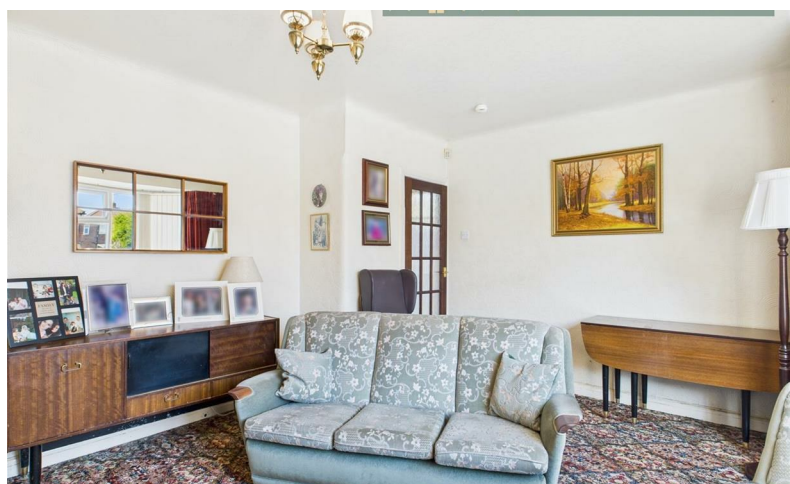




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£179,950**

78 Ashworth Street, Failsworth, Manchester, M35 0JG

# 78 Ashworth Street, Failsworth, Manchester, M35 0JG

McDermott & Co are pleased to bring to the market this two bedroomed semi detached property which is in need of some modernisation / upgrade hence the realistic asking price. Offered with chain free vacant possession and comprising of entrance hall, lounge, kitchen with stairs off to first floor landing, two bedrooms and wet room. Externally is paved front garden area and driveway leading to garage and side entrance with ramp. The rear garden has a paved and lawned area. Ideally located in close proximity to primary and secondary schools, supermarkets and amenities. 10 minute walk to Oldham Road for bus links in between Oldham Town Centre and Manchester City Centre. 6 minute drive to Failsworth or Newton Heath and Moston Tram Stop for the same links.

## Entrance Hall

4'5 x 6'1 (1.35m x 1.85m)  
Side facing, entrance hall, carpeted, radiator, neutral decor, stairs off, leading to all ground floor rooms, stairs off.

## Lounge

16'0 x 13'2 (4.88m x 4.01m)  
Front facing into bay window, carpeted, gas fire with surround, radiator, wall lights, neutral decor.

## Kitchen

16'1 x 8'8 (4.90m x 2.64m)  
Rear facing, range of fitted wall and base units with complimentary worktops. Inset sink and drainer with mixer taps over, tiled splashback, vinyl flooring, radiator., plumbing for washer, under stairs storage cupboard, neutral decor, door to rear garden.

## Stairs

Stairs leading to all first floor rooms., carpeted, neutral decor, stair lift, landing - loft access.

## Bedroom One

16'1 x 11'6 (4.90m x 3.51m)  
Front facing, carpeted, two radiators, neutral decor, built in wardrobes and cupboards.

## Bedroom Two

8'11 x 9'7 (2.72m x 2.92m)  
Rear facing, carpeted, radiator, neutral decor, built in wardrobes and desk/dressing table.

## Wet Room

6'11 x 6'0 (2.11m x 1.83m)  
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower, radiator, partly tiled walls, waterproof flooring, neutral decor.

## Externally

To the front of the property there is a paved area and driveway leading to garage and side entrance with ramp. At the rear there is a paved area and lawned area..

## 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

