MCDERMOTT & CO

THE PROPERTY AGENTS

£179,000 Offers Over

287 Ashton Road East, Failsworth, Manchester, M35 9HH

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McDermott & Co are pleased to present this charming two-bedroom mid-terrace home, occupying a convenient and popular position on Ashton Road East in Failsworth.

Offering approximately 700 sq ft of accommodation, this property represents an excellent opportunity for first-time buyers, investors and those looking to put their own stamp on a home. Retaining character and offering well-proportioned rooms throughout, the property provides comfortable accommodation with excellent potential.

The accommodation briefly comprises a spacious lounge, fitted kitchen/dining room, two bedrooms and a family bathroom. The property benefits from a practical layout, generous room sizes and an abundance of natural light throughout.

Lounge
13'5 x 13'11 (4.09m x 4.24m)
A spacious lounge with a large front-facing window allowing plenty of natural light. Benefiting from wood-effect flooring, a radiator and ceiling light fitting.

A feature fireplace provides a focal point, whilst glazed double doors lead through to the dining area, creating a bright and practical living space.

Kitchen/Diner
13'7 x 13'0 (4.14m x 3.96m)
A fitted kitchen with a range of wall and base units, complementary work surfaces and tiled splashbacks.

The room benefits from an electric cooker, sink and drainer unit, space for appliances and a central island providing additional storage and worktop space.

The dining area offers space for a table and chairs, whilst a window and glazed door to the rear provide plenty of natural light and access to the garden.

Stairs & Landing
5'9 x 5'10 (1.75m x 1.78m)
A staircase with fitted carpeting and timber balustrade rises from the lounge to the first-floor landing. The landing provides access to both bedrooms and the bathroom.

Bedroom One
8'7 x 13'9 (2.62m x 4.19m)
A spacious double bedroom benefiting from a large window to the rear elevation, allowing plenty of natural light. The room features fitted carpeting, a radiator and pendant lighting.

Built-in wardrobes provide useful storage, whilst a tiled shower cubicle offers additional convenience.

Bedroom Two
7'8 x 13'0 (2.34m x 3.96m)
A double bedroom benefiting from a large window allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and ceiling light fitting.

Bathroom
5'8 x 6'9 (1.73m x 2.06m)
A family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Benefiting from contemporary wall tiling, a frosted window providing natural light and ventilation, and ceiling lighting throughout. A bright and practical bathroom, well suited to everyday family living.

External
To the front, the property enjoys excellent kerb appeal with a forecourt garden enclosed by a low-level brick wall and wrought-iron gate. Attractive planting and established shrubs enhance the frontage, whilst the traditional red-brick façade adds character and charm.

To the rear is a private enclosed yard featuring paved pathways, raised planting beds and a variety of mature shrubs and established greenery. Enclosed by brick boundary walls, the outdoor space provides a pleasant setting for gardening, relaxing and enjoying the outdoors, whilst also offering useful space for bin storage and external furniture.

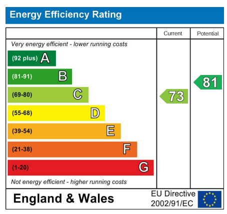
Tenure - Leasehold
The property is listed as leasehold with 860 years remaining and an annual ground rent of £4 p.a

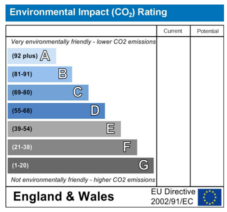
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you’re 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





98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk