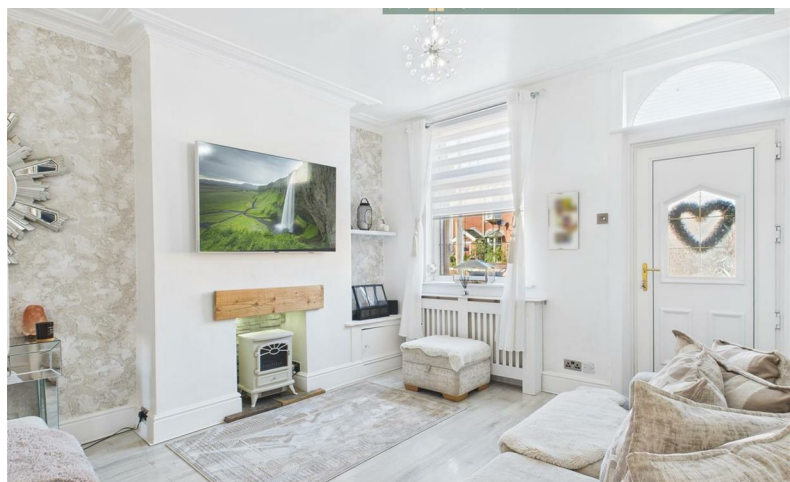




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£255,000**

354 Ashton Road East, Failsworth, Manchester, M35 9HF



# 354 Ashton Road East, Failsworth, Manchester, M35 9HF

McDermott & Co are pleased to bring to the market this two bedroomed extended mid terraced property. Warmed by gas central heating and benefitting from upvc double glazing.

The property has a cottage feel and comprises of entrance into lounge with stairs off, kitchen/diner with integrated appliances and has breakfast bar seating. The kitchen does have space for a dining area and is being used as an office area and seating area. Stairs leading to two bedrooms and bathroom with shower of bath.

Large private Summer house at the bottom of the garden which is currently being used as a games room, benefits from intercom to the house and internet.

Flagged private driveway for 1 car is provided at the front of the home, with a large private rear garden decoratively designed with two patios and artificial grassed area for low maintenance There is also a further fenced area leading to a ginnel.

## Entrance into Lounge

11'11 x 14'0 (3.63m x 4.27m)  
Front facing, laminate flooring, radiator, electric log burner effect with flagged hearth, neutral decor, stairs off, leading into kitchen/diner.

## Kitchen/Diner

12'6 x 19'2 (3.81m x 5.84m)  
Rear facing, range of fitted wall and base units in soft grey finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, free standing electric range double oven cooker with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, pull out larder, breakfast bar seating, under unit lighting, spotlights, radiator, laminate flooring, neutral decor, patio doors leading to rear garden.

The kitchen does have space for a dining area and is being used as an office area and seating area.

## Stairs and Landing

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

## Bedroom One

12'7 x 11'3 (3.84m x 3.43m)  
Front facing, carpeted, radiator, neutral decor, over the stars storage cupboard.

## Bedroom Two

7'2 x 11'1 (2.18m x 3.38m)  
Rear facing, laminate flooring, neutral decor.

## Bathroom

4'11 x 8'7 (1.50m x 2.62m)  
Rear facing, three piece bathroom suite in white comprising vanity sink and toilet, shower over p shaped bath with glass shower screen, heated chrome towel rail, partly tiled walls, laminate flooring, neutral decor.

## Summer House

12'0 x 20'10 (3.66m x 6.35m)  
Large private Summer house at the bottom of the garden which is currently being used as a games room, benefits from intercom to the house and internet, vinyl flooring, wall lights, ceiling spotlights, neutral decor.

## Externally

To the front of the property there is a flagged driveway for 1 car and a large private rear garden with two patio areas with with decorative design and low maintenance artificial grassed area leading to the summer house. There is also an extra fenced area leading to a ginnel.

## Tenure

We have been advised by the vendors that the property is Leasehold for 924 years starting from 13th of August 1928 with Ground Rent £6.00 per annum.

## 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

