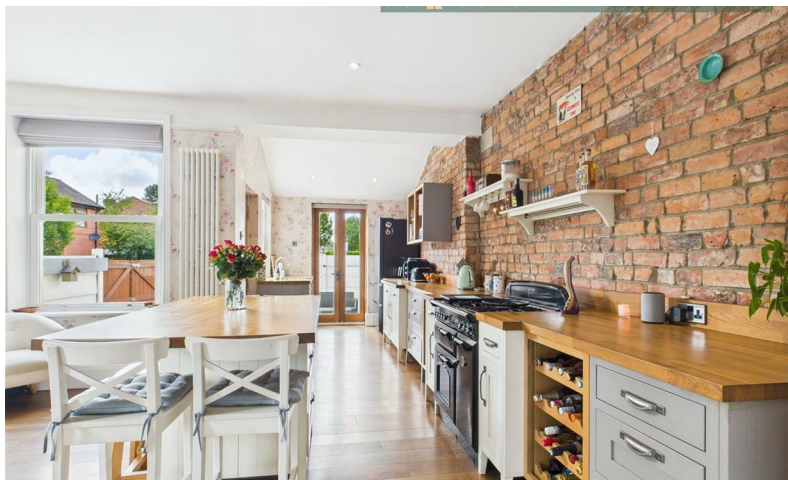
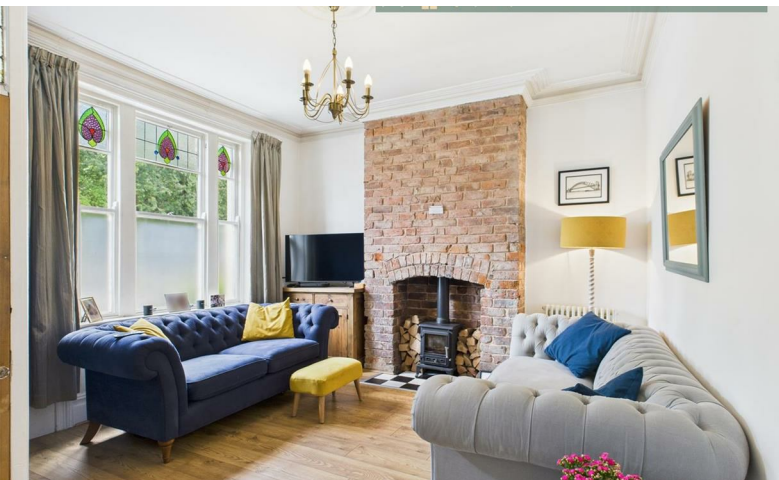




MCDERMOTT & CO
THE PROPERTY AGENTS



£240,000

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

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****CHAIN FREE** **END TERRACE** **TWO DOUBLE BEDROOMS* ** KITCHEN/DINER** **OFF ROAD PARKING** **SOME ORIGINAL PERIOD FEATURES****

McDermott & Co are happy to bring to the market this two double bedroomed end terrace property. The property has some original period features and benefits from gas central heating. Comprising of entrance hall, lounge, kitchen/diner, stairs to two double bedrooms and family bathroom. Externally at the front there is stoned garden front and side and a private rear garden with paved area and double gates for off road parking. Situated close to local schools, local amenities and transport links.

Entrance Hall

Entrance hall, tiled flooring, stairs off, stain glass window at the top, neutral decor, storage at the bottom of the stairs.

Lounge

14'6 x 12'8 (4.42m x 3.86m)
Front facing, laminate flooring, stain glass windows at the top and frosted glass at the bottom, two radiators, feature brick wall fireplace with tiled hearth and wood burning fire, neutral decor.

Kitchen

16'1 x 24'0 (4.90m x 7.32m)
Rear and side facing, range of fitted wall units in cream and grey finish with complimentary wooden worktops. Inset Belfast sink and drainer with mixer taps over, free standing range cooker has and electric, integrated slimline dishwasher, integrated washer, laminate flooring, radiator, spotlights, under stairs storage, feature brick wall, island with cream units and wooden top with storage and over lap for breakfast bar seating, neutral decor, patio doors and side door to rear garden.

Dining Area

Rear and side facing, laminate flooring, storage cupboards, feature brick wall fireplace with stoned hearth, radiator, neutral decor.

Stairs

Stairs leading to all first floor rooms, radiator at the bottom of the stairs and storage, neutral decor.

Bedroom One

14'8 x 12'8 (4.47m x 3.86m)
Front facing, two windows, stain glass at the top, storage cupboard, feature brick wall fireplace with tiled hearth, two radiators, neutral decor.

Bedroom Two

10'8 x 13'11 (3.25m x 4.24m)
Rear and side facing, two windows, radiator, feature brick wall fireplace and with tiled hearth, storage cupboards, neutral decor.

Family Bathroom

5'9 x 10'7 (1.75m x 3.23m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, free standing bath, heated chrome towel rail, laminate effect tiled flooring, spotlights, feature brick wall, neutral decor.

Externally

To the front there is stoned garden front and side and a private rear garden with paved area and double gates for off road parking.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years from 1st October 1892 with Ground Rent £2.00 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

