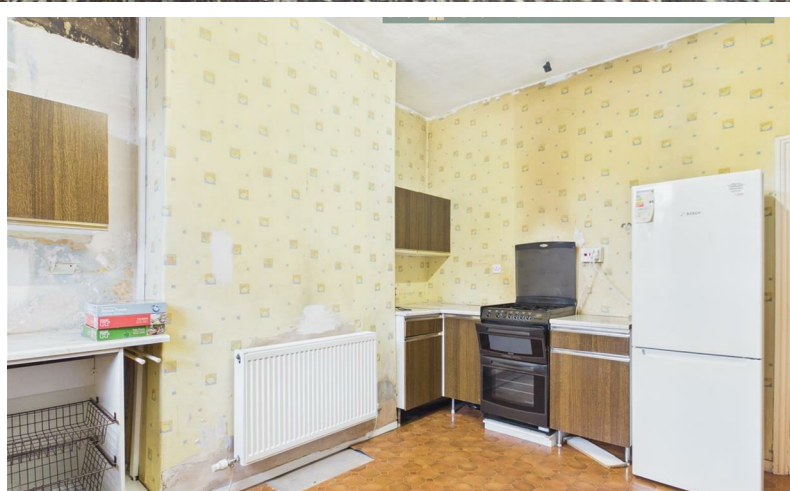




MCDERMOTT & CO
THE PROPERTY AGENTS



£189,000

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

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

McDermott & Co are proud to present this spacious two-bedroom end-terrace home, occupying a prominent position on Ashton Road East, Failsworth. Offered to the market chain free, this attractive property presents an excellent opportunity for first-time buyers, investors and those seeking a home they can modernise and personalise to their own requirements.

The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen with useful understairs storage, two well-proportioned bedrooms and a contemporary shower room. Benefiting from high ceilings, generous room proportions and an abundance of natural light, the property offers excellent potential throughout.

A particular feature of the home is the generous corner plot, with a substantial wrap-around garden and private rear courtyard providing outdoor space rarely found with properties of this type. While certain areas would benefit from cosmetic improvement, the property offers buyers the opportunity to add value and create a home tailored to their own tastes.

Hallway

13'3 x 3'8 (4.04m x 1.12m)
A long entrance hallway featuring fitted carpeting, high ceilings, decorative coving and a uPVC entrance door with glazed insert, allowing natural light into the space. Benefiting from a radiator and staircase rising to the first floor, the hallway provides access to the ground-floor accommodation and creates an attractive introduction to the home, retaining the generous proportions typical of properties from this era.

Lounge

13'3 x 10'11 (4.04m x 3.33m)
A spacious and well-presented lounge featuring dual front-facing windows allowing an abundance of natural light. Benefiting from fitted carpeting, high ceilings, decorative coving, radiators and a ceiling light fitting, the room offers ample space for a range of lounge furniture.

A feature fireplace with wooden surround and tiled hearth creates an attractive focal point, whilst the generous proportions enhance the bright and airy feel throughout. Offering excellent space for both everyday living and entertaining, this comfortable reception room retains much of the character expected from a property of this era.

Kitchen

13'2 x 12'1 (4.01m x 3.68m)
A fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Benefiting from vinyl flooring, ceiling lighting and a rear-facing window allowing natural light, the room offers space for freestanding appliances and everyday dining.

A particular feature is the useful understairs storage cupboard, providing excellent additional storage space. While the kitchen would benefit from refurbishment and modernisation, it offers good proportions and excellent potential for purchasers to create a kitchen to their own specification. A door provides access to the rear courtyard garden.

Stairs & Landing

A staircase rises from the kitchen to the first-floor landing, featuring fitted carpeting, handrails and ceiling lighting. The landing provides access to all first-floor accommodation and benefits from a useful built-in storage cupboard, offering additional practical storage.

While some updating would be beneficial, the space is well proportioned and provides a practical connection between the bedrooms and bathroom.

Bedroom One

13'2 x 11'1 (4.01m x 3.38m)
A spacious double bedroom featuring dual rear-facing windows allowing an abundance of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes and high-level storage cupboards, providing excellent built-in storage. The room also benefits from loft access, offering access to additional roof space storage. While the room would benefit from some cosmetic improvement, it offers generous proportions and excellent potential to create an attractive principal bedroom.

Bedroom Two

5'0 x 15'1 (1.52m x 4.60m)
A well-proportioned bedroom featuring dual front-facing windows allowing plenty of natural light. Benefiting from a radiator and a combination of exposed floorboards and fitted carpeting, the room offers space for a bed and additional furniture.

Requiring some cosmetic improvement, this bright and versatile room offers excellent potential and is ideally suited as a bedroom, nursery, dressing room or home office. The dual-window aspect enhances the sense of space while providing a pleasant outlook to the front elevation.

Shower Room

8'2 x 7'11 (2.49m x 2.41m)
A modern shower room fitted with a three-piece suite comprising a walk-in shower enclosure, vanity wash hand basin with storage beneath and a low-level WC. Complemented by floor-to-ceiling tiling, contrasting tiled flooring, recessed spot lighting, a chrome heated towel rail and a frosted window providing natural light and ventilation.

Well presented throughout, this contemporary shower room offers a practical and stylish space serving the first-floor accommodation.

External

Occupying a prominent end-terrace position, the property benefits from a generous wrap-around front and side garden, predominantly laid to lawn with mature trees, established planting and boundary fencing. The corner plot provides excellent outdoor space and further potential for landscaping or enhancement.

To the rear, the property enjoys a substantial enclosed courtyard garden with a large paved seating area, ideal for outdoor entertaining and everyday enjoyment. A useful timber storage shed provides additional external storage, whilst gated side access enhances practicality.

A particular feature of the property is the size of the plot for a property of this type, offering a combination of lawned gardens, courtyard space and excellent potential, all complementing the accommodation on offer.

Tenure - Leasehold

The property is listed as leasehold with 827 years remaining and an annual ground rent of £1.10

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

Directions

