



MCDERMOTT & CO
THE PROPERTY AGENTS



£189,995

18 Hillside Crescent, Ashton-Under-Lyne, OL6 9DG

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McDermott & Co are delighted to present to the market Hillside Crescent in Ashton-Under-Lyne, Offered with no vendor chain and vacant possession this is ideal for first time buyers or buy to let investors.

This property benefits from good sized gardens to front and rear with potential to convert the front to a driveway for off road parking. The internal accommodation which is upvc double glazed and gas centrally heated throughout briefly comprises: Entrance porch, dual aspect lounge, dining kitchen, 3 good sized bedrooms all with original built in wardrobes, 2 piece bathroom suite and separate WC. Neutrally decorated throughout, although this property is in need of some modernising/ updating hence realistic asking price.

Located in a sought after area and within close reach to local amenities, schools and transport links.

Entrance Porch

6'9 x 3'1 (2.06m x 0.94m)
Entrance porch, UPVC, tiled flooring and door for internal access.

Lounge

11'3 x 18'9 (3.43m x 5.72m)
Dual Aspect lounge, lamination flooring, electric fire, 2 x radiators with door leading to kitchen.

Kitchen/Dining

8'11' x 14'8 (2.72m' x 4.47m)
Rear facing kitchen with dining space with a range of wall and base units, electric oven and hob, plumbing for washing machine, 2 x large storage cupboards, radiator and door leading to rear garden.

Bedroom 1

11'5 x 10'5 (3.48m x 3.18m)
Front facing bedroom with neutral decor and carpet, radiator and built in wardrobe, loft hatch.

Bedroom 2

8'11 x 12'4 (2.72m x 3.76m)
Front facing bedroom with neutral decor and carpet, radiator and built in wardrobe.

Bedroom 3

8'3 x 8'3 (2.51m x 2.51m)
Rear facing bedroom with neutral decor and carpet, radiator and built in wardrobe.

Bathroom

5'0 x 6'2 (1.52m x 1.88m)
Rear facing two piece bathroom suite comprises of basin and bath, vinyl flooring and radiator.

WC

5'0 x 2'10 (1.52m x 0.86m)
Rear facing WC, tiled walls, vinyl flooring.

Stairs & Landing

10'1 x 3'0 (3.07m x 0.91m)
Carpeted stairs and landing, extra storage cupboard on landing.

External

Lawn garden area to front with enclosed lawned garden area to the rear, with a paved side path with gate.

Tenure

Freehold

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

