MCDERMOTT & CO

THE PROPERTY AGENTS







£160,000 Offers Over

1 Mill Street, Stalybridge, SK15 2LP

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McDermott & Co are delighted to present to the market this beautifully presented, double fronted two-bedroom end-terrace home, offering bright & well-proportioned accommodation throughout. Finished to a modern standard whilst retaining plenty of character, the property is ideally suited to first-time buyers, young professionals & investors alike

Internally briefly comprising a contemporary fitted kitchen, complete with a range of modern wall & base units, contrasting work surfaces & breakfast bar seating. Beyond the kitchen, a useful rear hallway provides access to the communal courtyard, whilst the bright & spacious lounge enjoys dual-aspect front & side-facing windows, flooding the room with natural light, creating an excellent space for both relaxing & entertaining.

To the first floor are two bedrooms, including a generous double bedroom enjoying open front-facing aspects & a further single bedroom with a side-facing window. Both rooms are tastefully presented with neutral décor, fitted carpeting & recessed spotlighting. Completing the accommodation is a beautifully appointed contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with shower

Lounge
10'5 x 13'4 (3.18m x 4.06m)
A bright and spacious lounge featuring dual-aspect front and side-facing windows allowing an abundance of natural light throughout. Benefiting from fitted carpeting, recessed spot lighting and a radiator, the room offers ample space for a range of lounge furniture.

Finished in neutral tones throughout, this comfortable reception room is ideal for everyday living and entertaining, with the dual-aspect windows enhancing both the sense of space and natural light.

Kitchen
10'11 x 12'7 (3.33m x 3.84m)
A stylish and contemporary fitted kitchen featuring a range of high-gloss wall and base units complemented by contrasting work surfaces and striking black metro-tiled splashbacks. Incorporating an integrated oven, four-ring gas hob with stainless steel extractor hood over, inset sink and drainer, and space for additional appliances. The room benefits from recessed spotlights, wood-effect flooring, and a useful breakfast bar providing casual dining space, whilst a large window allows for plenty of natural light. Staircase access to the first floor and front entrance door complete this well-presented and practical space.

Rear Hallway
2'9 x 7'7 (0.84m x 2.31m)
Rear hallway providing access from the kitchen to the rear entrance door. Featuring painted brick walls and a uPVC rear door with obscured glazed panel above, offering a practical transition space with access to the outside.

Stairs & Landing
2'11 x 4'6 (0.89m x 1.37m)
A carpeted staircase rising to the first-floor landing, complete with wooden handrail and recessed spotlighting. The landing provides access to all bedrooms and the family bathroom and benefits from a loft hatch offering access to additional roof space.

Bedroom One
10'11 x 16'6 (3.33m x 5.03m)
A spacious double bedroom featuring a front-facing window providing pleasant open aspects and plenty of natural light. Finished with neutral décor, fitted carpet, recessed spotlighting and a radiator, offering a bright and versatile space with ample room for bedroom furnishings.

Bedroom Two
7'2 x 9'1 (2.18m x 2.77m)
Single bedroom featuring a side-facing window providing natural light. Finished with neutral décor, fitted carpet, recessed spotlighting and a radiator, creating a comfortable and versatile space ideal as a child's bedroom, home office or dressing room.

Bathroom
6'5 x 7'9 (1.96m x 2.36m)
Beautifully appointed contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with shower attachment and glass screen, pedestal wash hand basin and low-level WC. Stylish full-height tiling around the bath area is complemented by attractive flooring and recessed spotlighting, while an obscured window allows for natural light whilst maintaining privacy. A bright and well-presented space, ideal for both relaxing and everyday family use.

External
To the front, the property occupies a prominent end-terrace position, enjoying a traditional stone-built façade with direct pavement access, enhancing the character and kerb appeal of the home.

To the rear, the property benefits from a communal paved courtyard area, shared between four neighbouring properties and providing a practical outdoor space for seating, access and day-to-day use. The communal area is enclosed by surrounding boundary walls and fencing, creating a pleasant and low-maintenance environment.

A practical external space that complements the accommodation on offer whilst being conveniently positioned within easy reach of local amenities and transport links.

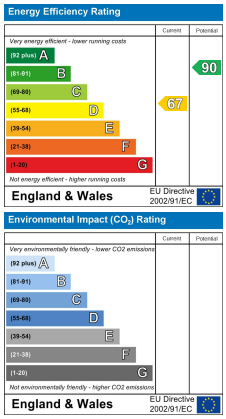
Tenure - Freehold
The property is listed as Freehold

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



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