MCDERMOTT & CO

THE PROPERTY AGENTS







£250,000 Offers In The Region Of

383A Manchester Road, Mossley, Tameside, OL5 9AY

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McDermott & Co are proud to present this charming and characterful two-bedroom end terrace home, occupying a convenient position on Manchester Road in the ever-popular town of Mossley.

Offering approximately 1,528 sq ft of versatile accommodation arranged over three levels, this unique home seamlessly combines period charm with modern practicality. Full of character throughout, the property boasts exposed beams, traditional features and spacious room proportions rarely found in homes of this type.

The accommodation briefly comprises an entrance porch, impressive first-floor lounge, spacious lower ground floor kitchen/dining room and a useful office providing the ideal home-working space. To the upper floor are two well-proportioned bedrooms and a contemporary shower room, all accessed from a bright split-level landing.

Entrance
5'3 x 7'5 (1.60m x 2.26m)
A useful entrance porch providing space for coats and shoes. Benefiting from wood-effect flooring, pendant lighting and a decorative glazed entrance door allowing natural light into the space.

Lounge
17'1 x 21'9 (5.21m x 6.63m)
A spacious and characterful lounge, beautifully presented and flooded with natural light from the front-facing window.

Benefiting from wood-effect flooring, exposed ceiling beams, radiators and neutral décor throughout, the room enjoys a bright and welcoming atmosphere. A feature fireplace with inset stove and exposed stonework provides an attractive focal point, enhancing the property's charm and character.

Kitchen
24'5 x 20'2 (7.44m x 6.15m)
A spacious lower ground floor kitchen/dining room fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

Benefiting from exposed ceiling beams, wood-effect flooring, recessed spotlighting and a large window overlooking the rear garden, the room enjoys plenty of natural light and a wealth of character throughout.

Offering ample space for dining and entertaining, the room comfortably accommodates a dining table and additional furniture, making it ideal for modern family living. The property's unique layout creates a split-level design, with the kitchen positioned on the lower ground floor and accessed from the lounge above.

Office
12'0 x 8'11 (3.66m x 2.72m)
A useful office space situated just off the kitchen, providing a versatile room ideal for home working, study or additional storage.

Benefiting from lighting and power points, the room offers space for a desk and office furniture, making it a practical addition to the accommodation.

Stairs & Landing
A unique split-level staircase and landing arrangement, adding character and interest to the home. From the lounge, one staircase rises to the first-floor landing, providing access to the bedroom accommodation and bathroom.

A second staircase descends from the lounge to the lower ground floor, where the kitchen/dining room and office are located, creating a versatile and interesting layout throughout the property.

Benefiting from fitted carpeting, recessed spotlighting and a window providing natural light, the landing is bright and well presented, complementing the character of the accommodation on offer.

Bedroom One
17'1 x 12'7 (5.21m x 3.84m)
A spacious double bedroom enjoying plenty of natural light from dual-aspect windows. Benefiting from fitted carpeting, a radiator and ceiling fan light fitting, the room offers a bright and comfortable atmosphere throughout.

A particular feature is the extensive range of fitted mirrored wardrobes, providing excellent built-in storage whilst maximising the available floor space.

Offering ample room for a double bed and additional furniture, this well-presented principal bedroom is ideal for modern living.

Bedroom Two
9'11 x 9'6 (3.02m x 2.90m)
A bedroom with a window allowing plenty of natural light. Benefiting from fitted carpeting, a radiator and ceiling light fitting.

A useful built-in wardrobe and overhead storage cupboard provide practical storage whilst making the most of the available space.

Shower Room
9'4 x 8'4 (2.84m x 2.54m)
A modern shower room fitted with a three-piece suite comprising a walk-in shower enclosure, vanity wash hand basin with storage beneath and low-level WC.

Benefiting from contemporary wall tiling, a heated towel radiator, recessed spotlighting and a frosted window providing natural light and ventilation.

External
A street-fronted end-terrace property, the home enjoys direct pavement frontage with gated side access leading to the rear garden.

To the rear, the property benefits from a private enclosed garden incorporating decorative stone and artificial lawn areas, creating a low-maintenance outdoor space. The garden offers ample room for outdoor seating, dining and entertaining, together with raised sections adding further versatility.

Enclosed by fencing throughout and enjoying a pleasant backdrop of mature trees, the garden provides a practical and private outdoor space that perfectly complements the accommodation on offer.

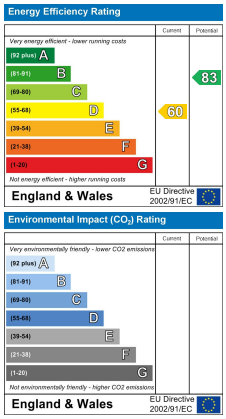
Tenure - Freehold
The property is listed as Freehold

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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