



MCDERMOTT & CO
THE PROPERTY AGENTS



£190,000

51 Staley Road, Mossley, Ashton-Under-Lyne, OL5 9PE

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McDermott & Co are delighted to bring to the market a charming well presented mid-terrace set in the ever popular Mossley area. Offered with chain free possession and realistically priced makes this home an ideal purchase for first time buyers/BTL investors alike.

Having recently undergone modernisation to a high standard by the current owner this beautiful property comes highly recommended. Take a step through the front door to reveal an entrance vestibule and a bright and spacious lounge with feature multi-fuel burning stove. The kitchen/diner offers ample space for cooking and dining. In addition there is large cellar to the property which is currently used as a utility area and office space. To the first floor you are presented with two first generous sized bedrooms along with scope to convert the loft space. A 3 piece bathroom comprising of a low-level WC, hand wash basin and 'L' shaped bath with 'rainfall shower'. The property is warmed by a gas central heating system with combination boiler.

Entrance Vestibule

2'5 x 3'5 (0.74m x 1.04m)
Tiled floor, wood/glass door leading to living room.

Lounge

12'8 x 13'6 (3.86m x 4.11m)
Spacious front facing lounge with neutral décor, beautiful presented multi-fuel burning stove and surround together with matching shelving to alcoves. Carpeted, double radiator.

Kitchen/Diner

7'10 x 13'7 (2.39m x 4.14m)
Rear facing kitchen with a range of new modern base and wall units with complementary matching worktops and splashbacks.. Double gas hob range style cooker with over head extractor fan. Again neutral décor throughout the property. Must be viewed to appreciate. Stairs leading down to the cellar.

Cellar/Utility/Office

32'9""6'6" x 39'4""29'6" (10'2 x 12'9)
Fantastic use of space, the present owner has undergone a full modernisation of the cellar. Currently used as an office and utility room. Double radiator, laminate flooring.

Stairs and Landing

Carpeted with handrail.
The loft is accessed on the landing and is partially boarded for storage.

Bedroom One

12'11 x 13'9 (3.94m x 4.19m)
Front Facing spacious bedroom, carpeted, radiator and a single light fitting.

Bedroom Two

10'11 x 6'9 (3.33m x 2.06m)
Rear large facing bedroom, built in child's bed together with desk/wardrobe space, optional to remove, carpeted, radiator.

Bathroom

5'5 x 6'6 (1.65m x 1.98m)
A modern coloured 3 piece bathroom comprising of a low-level WC, hand wash basin and 'L' shaped bath with 'rainfall shower'. Rear window, stainless steel radiator, laminate flooring.

Externally

To the front of the property there is on road parking directly outside the property, to the rear of the property is an enclosed very good sized yard with access to a large workshop/shed .

Tenure

Freehold

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

