



MCDERMOTT & CO
THE PROPERTY AGENTS



£180,000

202 Manchester Road, Mossley, Ashton-Under-Lyne, OL5 9BL

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Mcdermott & Co are pleased to present to the market this mid-terraced property on Manchester Road in Mossley, this delightful traditional terraced house presents an excellent opportunity for first time buyers, downsizer or buy to let investors.

Entering the property will reveal a entrance vestibule which leads to a welcoming and cosy reception room that offers a warm and inviting atmosphere, through to a kitchen fitted with range of modern units.

To the first floor you will find a large master bedroom and a second small box style bedroom and a three piece family bathroom suite comprising of a WC, hand wash basin and bath with over head shower unit.

Externally to the rear, this property offers an enclosed garden with views, an upper paved area, leading to a lower AstroTurf garden with gate access to a shed over a communal footpath.

Entrance Vestibule

22'11 x 3'10 (6.99m x 1.17m)
Tiled floor, wood door leading to lounge.

Lounge

13'10 x 13'4 (4.22m x 4.06m)
Front facing lounge with neutral décor, wood laminate flooring, radiator and a single light fitting.

Kitchen

10'5 x 11'1 (3.18m x 3.38m)
Rear facing kitchen with a range of modern base and wall units with complementary wood work tops, integrated oven and electric hobs with over head extractor fan. laminate flooring, neutral décor and single light fitting, featuring under stairs storage space, stairs leading to first floor and a wood stable door leading to the rear garden.

Stairs

Carpeted stairs with wooden banister and neutral décor

Bedroom 1

14' x 11'4 (4.27m x 3.45m)
Front Facing bedroom, neutral décor with built in wardrobes, carpeted, radiator and a single light fitting.

Bedroom 2

10'7 x 5'6 (3.23m x 1.68m)
Rear facing bedroom with neutral décor, featuring a panelled wall, laminate flooring and spotlights, The loft is accessed through this room and is partially boarded for storage.

Family Bathroom

2'7 x 7'8 (0.79m x 2.34m)
Rear facing bathroom, fully tiled floor and walls, compromising of a white WC, basin and bath with over head shower unit, built in storage cupboard, spotlights and stainless steel heated towel rail.

Landing

2'3 x 2'4 (0.69m x 0.71m)
Carpeted landing with neutral décor and single light fitting,

Externally

h.8To the front of the property there is on road parking directly outside the property, to the rear of the property is an enclosed garden with access to a shed via a communal pat

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

