MCDERMOTT & CO

THE PROPERTY AGENTS

£249,950

3 The Crescent, Mossley, OL5 0EF

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McDermott & Co are proud to present this beautifully presented two-bedroom semi-detached home, ideally situated on The Crescent in Mossley, offering a fantastic blend of character, comfort, and modern living.

Benefitting from a bright and welcoming entrance hallway, a spacious lounge, and a modern kitchen diner, creating a practical and sociable layout ideal for everyday living. To the first floor are two well-proportioned bedrooms and a stylish family bathroom, all presented to a high standard throughout.

Externally, the home enjoys attractive front and rear gardens, with the rear garden offering a generous lawn, established planting, raised borders, and a decked area, creating an excellent space for relaxing and entertaining. The elevated position also provides pleasant open views and a good degree of privacy.

Hallway
12'8 x 2'11 (3.86m x 0.89m)
A bright and well-presented entrance hallway, benefiting from large windows allowing plenty of natural light and creating a welcoming feel throughout.
The space features wood-effect flooring, a carpeted staircase leading to the first floor, sliding-door storage cupboards, ceiling lighting, and a wall-mounted radiator.
A practical and well-maintained entrance space, providing access to the main accommodation.

Lounge
12'4 x 15'5 (3.76m x 4.70m)
A bright and spacious lounge, benefiting from dual-aspect windows allowing plenty of natural light and pleasant views over the surrounding gardens.
The room offers ample space for a range of seating arrangements and is finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator. A feature accent wall adds a modern touch while creating an attractive focal point.
A comfortable and welcoming living space, ideal for relaxing and everyday family living.

Kitchen/Diner
9'4 x 10'3 (2.84m x 3.12m)
A bright and well-presented kitchen diner, fitted with a range of modern wall and base units complemented by contrasting work surfaces, providing ample storage and preparation space.
The kitchen benefits from a built-in oven, hob, and extractor hood, together with space for additional appliances. A large sink is positioned beneath a window overlooking the rear garden, allowing plenty of natural light and attractive garden views.
The dining area comfortably accommodates a dining table and chairs, creating a practical and sociable space for everyday meals and entertaining.
Finished with wood-effect flooring, ceiling spotlights, and a wall-mounted radiator, this is a modern and functional kitchen diner with access to the rear garden.

Stairs & Landing
11'0 x 2'11 (3.35m x 0.89m)
A bright and well-presented staircase and landing, featuring a carpeted staircase and neutral décor throughout.
The landing benefits from ceiling lighting and a loft access hatch, providing useful access to additional storage space.
A practical and well-maintained area, providing access to all first-floor rooms.

Bedroom One
10'3 x 12'1 (3.12m x 3.68m)
A bright and spacious main bedroom, benefiting from a large window allowing plenty of natural light and pleasant views.
The room features a range of fitted wardrobes, providing excellent storage while maintaining a clean and practical layout.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and well-presented double bedroom ideal for everyday livin

Bedroom Two
11'4 x 8'0 (3.45m x 2.44m)
A bright and well-presented second bedroom, benefiting from a large window allowing plenty of natural light and enjoying pleasant open views to the front.
Finished with carpeted flooring, ceiling lighting, and a radiator, the room offers ample space for bedroom furniture, creating a comfortable and practical bedroom ideal for family use or guests.

Bathroom
7'9 x 7'2 (2.36m x 2.18m)
modern and well-presented family bathroom, fitted with a panelled bath with shower over and glass screen, low-level WC, and a wash basin with mirrored storage above.
The room benefits from contemporary wall tiling, a heated towel rail, and a frosted window allowing for natural light while maintaining privacy.
Finished with herringbone-effect flooring and ceiling lighting, this is a bright and practical bathroom ideal for everyday use.

External
An attractive and beautifully presented semi-detached home, occupying an elevated position and enjoying pleasant open views to the front.
To the front, the property benefits from a low-maintenance block-paved garden, enclosed by mature hedging and providing an attractive approach to the home, with gated side access leading to the rear.
To the rear, the property boasts a generous enclosed garden, mainly laid to lawn and complemented by raised planted borders, mature trees, established shrubs, and feature seating areas. A raised decking area provides an excellent space for relaxing and entertaining, while paved pathways enhance accessibility throughout the garden.
The garden enjoys a good degree of privacy, surrounded by mature hedging and established planting, and further benefits from a timber garden shed providing useful storage.
Overall, the property offers an excellent combination of attractive gardens, outdoor entertaining space, and pleasant open views, making it ideal for modern family living.

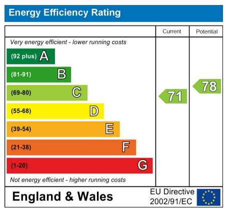
Tenure - Freehold
The property is listed as Freehold

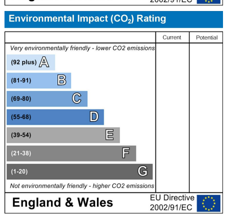
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're 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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