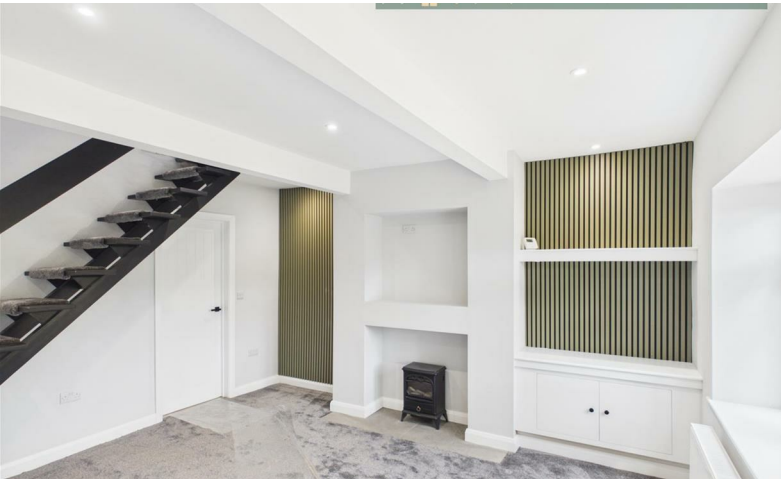




MCDERMOTT & CO

THE PROPERTY AGENTS



£249,950

114 Manchester Road, Mossley, Ashton-Under-Lyne, OL5 9AY

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Nestled on Manchester Road in the delightful area of Mossley, Ashton-Under-Lyne, this newly renovated, Chain Free, end terrace house offers a splendid opportunity for both first-time buyers and investors. The property features three well-proportioned bedrooms and a welcoming reception room, providing ample space for relaxation and social gatherings.

One of the most appealing aspects of this home is its elevated position, which grants stunning views over the picturesque Tame Valley. The front and rear tiered gardens create a lovely outdoor space, perfect for unwinding or entertaining friends and family during the warmer months. There is a further option of off road parking to the rear.

Conveniently located, the property is within walking distance of the scenic Huddersfield Canal and the River Tame, ideal for leisurely strolls and enjoying the natural beauty of the area. Families will find the close proximity to local schools, such as Mossley Hollins High School and Milton St Johns Primary School, particularly advantageous, making this home a practical choice for those with children.

Entrance Porch

4'7 x 5'7 (1.40m x 1.70m)

uPVC Porch leading front door.

Lounge

14'3 x 14'1 (4.34m x 4.29m)

Neutral décor, Acoustic slatted wall panels, Carpeted, Pendant lighting, radiator, uPVC window to the front, carpeted stairs leading to the first floor.

Kitchen

9'0 x 14'1 (2.74m x 4.29m)

Neutral décor, tiled flooring, spot lighting, a range of matt finish grey wall and base units. integrated appliances, fridge/freezer, washing machine, electric hob & oven. sink and drainer, uPVC window overlooking the rear garden, door leading to rear porch, French doors to the side.

Rear Porch

3'9 x 7'1 (1.14m x 2.16m)

From the kitchen perfect storage for shoes and coats.

Bedroom One

11'5 x 9'8 (3.48m x 2.95m)

Neutral décor, Carpeted, Pendant lighting, radiator, uPVC window to the front

Bedroom Two

9'3 x 7'2 (2.82m x 2.18m)

Neutral décor, Carpeted, Pendant lighting, radiator, uPVC window to the rear.

Bedroom Three

6'2 x 6'9 (1.88m x 2.06m)

Neutral décor, Carpeted, Pendant lighting, radiator, uPVC window to the rear.

Landing

9'7 x 4'5 (2.92m x 1.35m)

Neutral décor, carpeted with spot lighting radiator and uPVC window.

Bathroom

7'6 x 4'3 (2.29m x 1.30m)

Fully tiled bathroom with 3 piece bathroom suite LL WC, Bath and shower screen, Wash Basin with Vanity unit under, heated towel rail, extractor fan, uPVC privacy window and spot lighting.

External

The front and rear tiered gardens create a lovely outdoor space, with a mix of paved and landscaped areas perfect for unwinding or entertaining friends and family during the warmer months.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-65 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-110 A		
81-101 B		
69-80 C		
55-65 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		