



MCDERMOTT & CO

THE PROPERTY AGENTS



£199,950

4 Earl Street, Mossley, Ashton-Under-Lyne, OL5 0LT

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Offered with chain free vacant possession and having undergone a full refurbishment plan McDermott & Co are delighted to bring to the market 4 Earl Street.

Located in the sought after village of Mossley & with a large lawned rear garden, this key turn ready home is a fantastic opportunity for first time buyers, investors or downsizers.

The modern & neutral décor & brand new high standard fixtures throughout provide a delightful home. The internal accommodation briefly comprises of entrance into lounge, dining kitchen with stairs off leading down to the versatile basement area providing sufficient storage space and the option to suit a variety of uses such as a home office. Stairs off the dining kitchen lead to the first floor where you are presented with a large master bedroom and a good size second bedroom, the separate bathroom benefits from a three piece white suite with shower over the bath.

Entrance

Upvc front door leads into the lounge.

Lounge

12'8 x 13'5 (3.86m x 4.09m)

Front facing lounge, newly carpeted, neutral decor, feature fireplace, and single light fitting with feature light fitting.

Dining Kitchen

12'8 x 11'3 (3.86m x 3.43m)

Rear facing kitchen with a range of fitted base units with complimentary work tops, inset sink with mixer tap over, integrated oven, hob & extractor, under counter fridge with freezer compartment and brand new combi boiler, radiator, stone flooring, rear facing window with blinds, access to basement, stairs off to first floor, rear door leading out to lawned garden.

Basement

A versatile and useful room, neutrally decorated with lighting and electric heater, extractor fan and wood effect flooring.

Stairs / Landing

3'10 x 2'8 (1.17m x 0.81m)

Newly carpeted and neutrally decorated stairs and landing.

Bedroom 1

12'7 x 13'7 (3.84m x 4.14m)

Front facing window with blinds, newly carpeted, neutral decor, feature fireplace, ceiling light and radiator.

Bedroom 2

6'11 x 11'3 (2.11m x 3.43m)

Rear facing window with blinds, newly carpeted, neutral decor, ceiling light.

Bathroom

5'6 x 5'4 (1.68m x 1.63m)

Rear facing bathroom, comprises of bath with mains-fed shower unit and half shower screen, low level WC and basin fully tiled walls and flooring and spotlights.

External

This property benefits from a large enclosed private rear garden a rare find in a terrace property, to the front of the property is on street parking.

Tenure

We have been advised this property is 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

