



MCDERMOTT & CO
THE PROPERTY AGENTS

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£149,950

6 Spring Mill Drive, Mossley, Ashton-Under-Lyne, OL5 9GG

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McDermott & Co are delighted to bring to the market this charming first-floor apartment on Spring Mill Drive, offering a perfect blend of comfort and convenience and low service charges. With two spacious double bedrooms, this property is ideal for couples, small families or investors.

The apartment comprises of two double bedrooms a spacious family bathroom and a large open plan kitchen/ dining and lounge area, the kitchen is fully equipped with all essential equipment and integrated appliances.

One of the standout features of this property is the dedicated parking space plus parking for visitors. You will find that the apartment is ready to move into, allowing you to settle in without the hassle of renovations or repairs.

Entrance Hallway

12'0 x 3'11 (3.66m x 1.19m)

Main hallway with access to to all rooms, carpeted with radiator and 2 x light fittings.

Kitchen/Lounge/Diner

17'8 x 15'10 (5.38m x 4.83m)

Dual aspect large open plan lounge, kitchen and dining area, the lounge an dining areas are carpeted while the kitchen offers wood laminate flooring. A modern kitchen comprising of a range of wall and base units with complimentary worktops, electric oven, induction hob with over head extractor fan, integrated fridge/freezer and dishwasher, inset sink and draining board. The kitchen benefits from additional breakfast bar seating.

Bedroom 1

12'10 x 10'5 (3.91m x 3.18m)

Double bedroom, carpeted with radiator, single light fitting and fitted wardrobes.

Bedroom 2

12'6 x 8'8 (3.81m x 2.64m)

Double bedroom fitting with a range of wardrobe storage, carpeted with radiator, single light fitting.

Bathroom

7'4 x 9'6 (2.24m x 2.90m)

Family bathroom comprises of white bath with over head shower unit and shower screen, basin and low level WC, laminate flooring and part tiled walls with two integrated storage cupboards.

Utility Room

2'9 x 2'6 (0.84m x 0.76m)

Storage space with plumbing for integrated washing machine.

External

This apartment benefits from from one dedicated parking spaces plus a space for visitors.

Directions

Tenure

The owner has informed us the property is leasehold 125 years from 2006.

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

