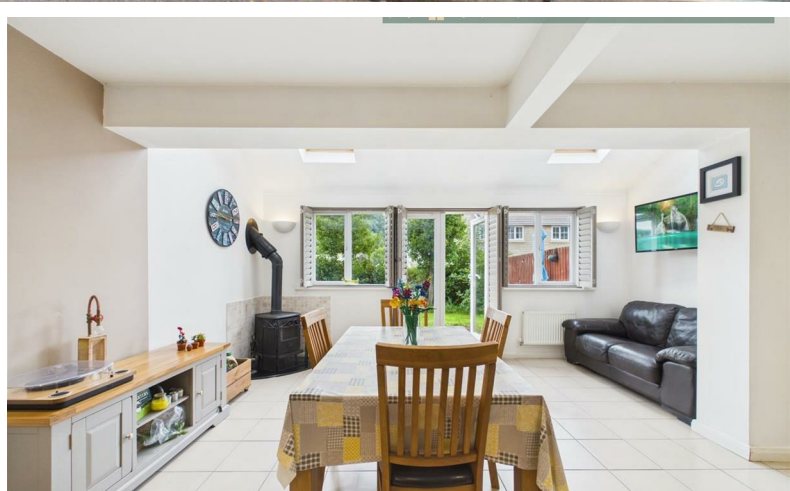
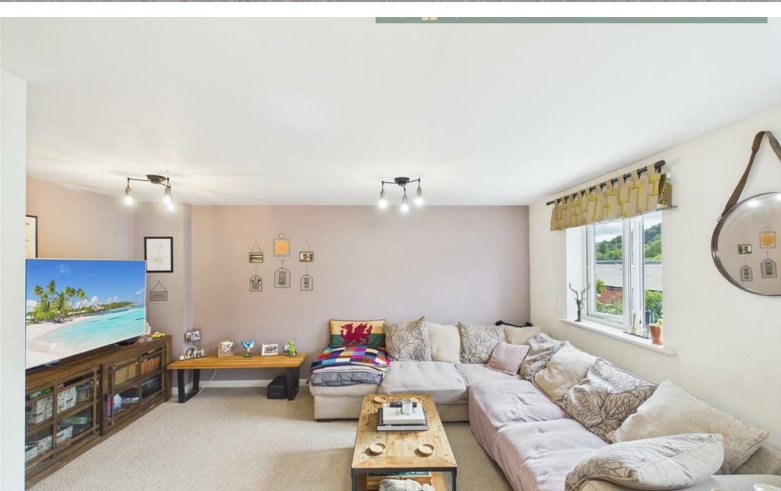




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£370,000 Offers Over**

5 Spring Mill Drive, Mossley, Tameside, OL5 9GG

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached home, occupying a sought-after position on Spring Mill Drive, Mossley. Offering approximately 1,259 sq ft of accommodation arranged over three floors, this modern home is ideally suited to families, first-time buyers and professionals alike.

The accommodation briefly comprises an entrance hallway with ground floor WC and an impressive 25ft open-plan kitchen, dining and family room enjoying direct access to the rear garden. To the first floor is a spacious lounge and modern fitted kitchen, whilst the second floor hosts three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom.

Beautifully presented throughout, the property benefits from a versatile layout, generous room proportions and an abundance of natural light. Externally, there is off-road parking and an enclosed rear garden, ideal for outdoor dining and entertaining.

### Hallway

17'8 x 7'0 (5.38m x 2.13m)  
A bright and welcoming entrance hallway featuring tiled flooring, a side-facing window allowing plenty of natural light, ceiling light fitting, radiator, and a carpeted staircase rising to the first floor with spindle balustrade. The hallway provides access to the ground-floor accommodation and benefits from a useful ground-floor WC positioned beneath the stairs, creating a practical and functional entrance to the home.

### WC

6'9 x 3'2 (2.06m x 0.97m)  
A useful ground-floor WC fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback. Featuring fitted lighting and practical space for cloakroom storage, this convenient facility is positioned beneath the staircase and serves the ground-floor accommodation.

### Open Plan Kitchen/Lounge/Dining Room

25'8 x 16'5 (7.82m x 5.00m)  
A spacious and sociable open-plan living space, beautifully designed to accommodate modern family living. The kitchen is fitted with a range of contemporary wall and base units complemented by coordinating work surfaces and an inset sink and drainer. Integrated appliances include a gas hob with extractor hood above and electric oven below, with additional space for freestanding appliances. A useful breakfast bar provides casual dining and seating.

The dining area offers ample space for a family dining table and chairs, enhanced by a feature multi-fuel stove creating an attractive focal point. Tiled flooring flows throughout the space, complemented by recessed spot lighting and two Velux roof windows which flood the room with natural light.

The lounge area provides a comfortable seating space and enjoys direct access to the rear garden via French doors, creating a seamless connection between indoor and outdoor living. A truly impressive open-plan room, ideal for both everyday family life and entertaining guests.

### Stairs to First Floor

A carpeted staircase rises from the entrance hallway to the first-floor landing, featuring a spindle balustrade and painted handrail. The staircase is complemented by a side-facing window allowing natural light to filter through the space, creating a bright and welcoming transition to the first-floor accommodation.

### Lounge

16'6 x 16'6 (5.03m x 5.03m)  
A spacious and well-presented lounge enjoying an abundance of natural light from two front-facing windows, both offering pleasant far-reaching views. Featuring fitted carpeting, two ceiling light fittings and radiators, the room provides ample space for a range of lounge furniture. The generous proportions also allow for a home working area, making this a versatile reception room ideally suited to modern family living.

### Kitchen

7'11 x 8'11 (2.41m x 2.72m)  
A modern fitted kitchen comprising a range of high-gloss wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a gas hob with extractor hood above and double electric oven below, with space for additional appliances including a freestanding fridge/freezer. The room further benefits from tiled flooring, recessed spot lighting, a radiator, and a front-facing window allowing plenty of natural light. A well-appointed and practical kitchen providing ample storage and workspace.

### Stairs & Landing

A spacious first-floor landing featuring fitted carpeting, ceiling lighting and a spindle balustrade overlooking the entrance hallway below. The landing provides access to the lounge, kitchen, bedroom

and bathroom, while a further carpeted staircase rises to the second-floor accommodation. A front-facing window allows plenty of natural light, creating a bright and welcoming space connecting the property's living and bedroom accommodation.

### Bedroom One

9'3 x 12'9 (2.82m x 3.89m)  
A well-proportioned double bedroom enjoying attractive far-reaching countryside views from the rear-facing window. Featuring fitted carpeting, a ceiling light fitting and radiator, the room offers ample space for a double bed and additional bedroom furniture. A bright and comfortable bedroom, enhanced by its elevated position and pleasant outlook.

### En Suite

8'6 x 3'5 (2.59m x 1.04m)  
Fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin and low-level WC. Complemented by part-tiled walls and tiled flooring, the room also benefits from a frosted window providing natural light and ventilation, together with ceiling lighting. A practical en suite serving the principal bedroom.

### Bedroom Two

8'7 x 9'3 (2.62m x 2.82m)  
A well-presented bedroom enjoying a front-facing window allowing plenty of natural light and pleasant views across the surrounding area. Featuring fitted carpeting, a ceiling light fitting and radiator, the room benefits from a range of fitted wardrobes, providing excellent storage. Offering space for a double bed and additional furniture, this is a comfortable and practical bedroom ideally suited for family living or guests.

### Bedroom Three

7'0 x 7'3 (2.13m x 2.21m)  
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light and pleasant views across the surrounding area. Benefiting from fitted carpeting, a ceiling light fitting and radiator, the room offers space for a bed and additional furniture. Currently utilised as a home office, the room provides versatile accommodation ideal as a bedroom, nursery or study.

### Bathroom

6'6 x 9'0 (1.98m x 2.74m)  
A spacious family bathroom fitted with a three-piece suite comprising a panelled bath with shower and glazed screen, pedestal wash hand basin, and low-level WC. Complemented by part-tiled walls, tiled flooring, recessed spot lighting, and a radiator. A frosted window provides natural light and ventilation, while the generous proportions create a bright and practical bathroom serving the first-floor accommodation.

### External

To the front, the property benefits from a driveway providing off-road parking, together with a pathway leading to the entrance door and well-maintained hedging creating an attractive approach to the home.

To the rear, the property enjoys a private enclosed garden, predominantly laid to lawn with a paved patio area directly accessed from the property, providing ample space for outdoor seating, dining and entertaining. The garden is enclosed by fencing and mature planting, offering a pleasant degree of privacy and a family-friendly outdoor space.

### Tenure - Leasehold

The property is listed as leasehold with 104 years remaining and an annual ground rent of £380.76

### 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

## Directions

