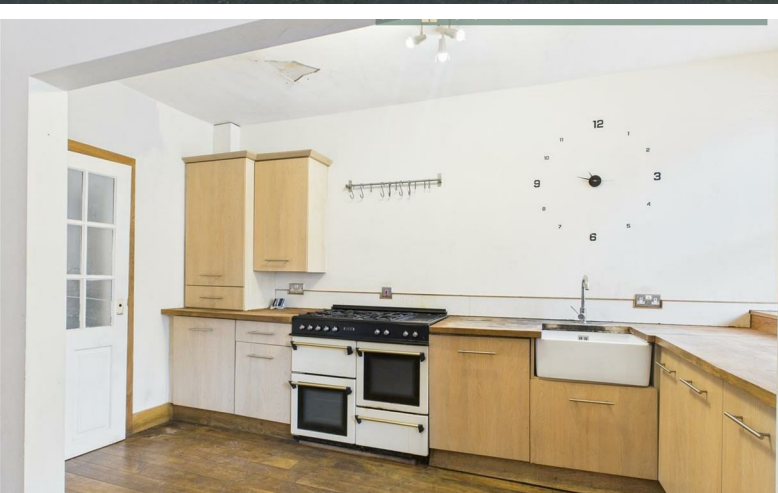




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£359,950**

35 Delph New Road, Dobcross, Saddleworth, OL3 5BA



# 35 Delph New Road, Dobcross, Saddleworth, OL3 5BA

McDermott & Co are pleased to present this 3 double bedroom mid terrace property nestled in the charming village of Dobcross, Oldham.

This property features a welcoming reception room and a spacious open plan kitchen/ dining area perfect for entertaining guests, the cellar has its own kitchen area and separate lounge that leads to the rear of the property.

On the first floor you will find a family bathroom and two double bedrooms one featuring an ensuite and walk in wardrobe, on the third floor is the spacious master bedroom with ensuite.

A parking space is available to rent at the rear of the property at a charge per month, there is also road parking opposite the property.

### Lounge

13'10 x 16'7 (4.22m x 5.05m )  
Front Facing, Carpeted with 2x radiators, spotlights, two alcoves with wall lights, neutral painted walls, Stairs leading to cellar and first floor, door leading to kitchen.

### Kitchen

13'9 x 6'2 (4.19m x 1.88m )  
Rear facing with a range of fitted wall and base units in neutral finish with wooden worktops. Belfast sink with mixer taps over, Gas hobs with range cooker, neutral décor, arch to dining area.

### Dining Area

13'9 x 9'9 (4.19m x 2.97m )  
Rear Facing with wood flooring, 2 x radiators, alcoves with fitted wall shelves and lights, single ceiling light.

### Cellar Stairs

Concrete stairs leading to cellar with hand rail.

### Cellar

13'11 x 4'1 (4.24m x 1.22m.0.30m )  
Front facing cellar white shelving units along the wall, radiator, single light switch. door leading to understairs storage and cellar kitchen.

### Cellar Kitchen

8'5 x 9'0 (2.57m x 2.74m )  
Front facing, a range of wall and base units, with stainless steel insert sink and drainer, grey work tops and under worktop space for appliances.

### Cellar storage room

5'2 x 4'2 (1.57m x 1.27m )  
Enclosed storage room with door.

### Cellar Lounge

13'11 x 16'7 (4.24m x 5.05m )  
Rear facing lounge, with alcoves, radiator and strip ceiling light, boiler and door leading to rear garden and stairs.

### Stairs

Wooden stairs with wooden banister, leading from the living room to first floor landing.

### Landing

8'1 x 6'2 (2.46m x 1.88m )  
Wooden floor with door leading off to family bathroom, bedrooms 1 & 2 and stairs to master bedroom.

### Family Bathroom

9'9 x 6'3 (2.97m x 1.91m )  
Rear facing family bathroom, compromising of a white bath suite and over bath shower head, splash panel walls around bath and shower screen with wood flooring.

### Bedroom 1

10'7 x 13'1 (3.23m x 3.99m )  
Front facing bedroom, carpeted with 2 x radiator and single light fitting, featuring a walk in wardrobe and door leading to ensuite.

### En-suite

4'9 x 6'5 (1.45m x 1.96m )  
Front facing ensuite compromising of a white basin, toilet and enclosed shower cubicle stainless steal towel rail with wood flooring.

### Bedroom 2

13'10 x 10'0 (4.22m x 3.05m)  
Rear facing bedroom, wood flooring, 2 x radiator

### Stairs

Carpeted stairs leading to master bedroom with en-suite

### Master Bedroom

19'4 x 13'9 (5.89m x 4.19m )  
Rear facing bedroom with ensuite, carpeted, skylight window and radiator.

### En-suite

5'11 x 5'4 (1.80m x 1.63m )  
En-suite with white basin, toilet and enclosed shower, wood flooring and stainless steal heated towel rail.

### Externally

front and Rear courtyard

### Tenure

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 usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLTrate

Up to £250,000 Zero

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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

Rates from 1 April 2025

Property or lease premium or transfer value SDLTrate

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

