



MCDERMOTT & CO
THE PROPERTY AGENTS



£186,999

23 Stamford Road, Lees, Oldham, OL4 3LH

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McDermott & Co are delighted to bring to the market this stone built end terrace house on Stamford Road, Lees, offered with chain free possession.

Upon entering, you are welcomed into a convenient vestibule perfect for a little extra storage space followed by a spacious reception room filled with lots of natural light, creating a warm and inviting atmosphere, which takes you through to the kitchen featuring a range of wall and base units, with a door leading to a small rear sunroom.

This property features two well-proportioned bedrooms, providing ample space for small families, first time buyers or investors.

The bathroom compromises of a white three piece suite. The layout of the property is practical, making it easy to navigate and enjoy the space.

Entrance Vestibule

3'0 x 3'0 (0.91m x 0.91m)
Front facing vestibule, carpeted with white painted walls, door leading to lounge.

Lounge

13'2 x 13'4 (4.01m x 4.06m)
Front facing lounge with wood laminate flooring, radiator and white painted walls with single light fitting, featuring a decorative wood store.

Kitchen

11'1 x 13'10 (3.38m x 4.22m)
Rear facing kitchen with a range of wall and base units in a neutral décor, laminate flooring, integrated oven with gas hobs and over head extractor fan. Stairs off to first floor.

Sunroom

3'8 x 13'8 (1.12m x 4.17m)
Rear facing exposed stone walls, tiled flooring and radiator, glass windows and door leading to back garden.

Landing

6'10 x 6'0 (2.08m x 1.83m)
Carpeted stairs & landing area with radiator and single light fitting, doors leading to bedrooms and steps leading to bathroom.

Bedroom 1

9'8 x 12'0 (2.95m x 3.66m)
Front facing bedroom, carpeted with radiator and single light fitting, featuring built in wardrobes.

Bedroom 2

10'11 x 7'8 (3.33m x 2.34m)
Rear facing bedroom, carpeted with radiator, white painted walls and ceilings with a single light fitting.

Bathroom

5'6 x 6'0 (1.68m x 1.83m)
Rear facing bathroom compromising of white WC, basin and bath with overhead shower, tiled walls and flooring, spotlights and stainless steel heated towel rail.

External

Rear enclosed fenced garden with steps leading to Astroturf area.

Tenure

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

