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THE PROPERTY AGENTS



**£380,000**

86 Oldham Road, Denshaw, Saddleworth, OL3 5SP

# 86 Oldham Road, Denshaw, Saddleworth, OL3 5SP

A fantastic opportunity to acquire an immaculately presented 4 bedroom home, surrounded by scenic countryside and located in the sought after Denshaw village within the highly regarded Saddleworth parish. Built circa 2018, 86 Oldham Road is one of only three stone built terrace properties.

Spacious living accommodation spanning across three floors with open plan lounge/dining and kitchen on the first floor. The elevated views from the first floor are simply stunning, viewing is essential to appreciate what this family home offers. The versatile layout is ideal for buyers seeking space, comfort and flexibility, whether settling into family life or enjoying time spent hosting friends and loved ones. Thoughtfully designed offering generous and practical features to support every day lifestyles with a welcoming lounge and large kitchen/diner, creating spaces for relaxing and entertaining alike together with the added benefit of the balcony to the rear of this beautiful property. The ground floor upon entering the property offers two double bedrooms, one currently being used as an office, a spacious family bathroom, under stairs storage space together with utility room leading out to a low maintenance garden. The second floor gives a feeling of escape from the hub of the home, which offers a double master suite complete with a large en-suite, the additional velux windows flood

## Entrance Hallway

6'8 x 7'7 (2.03m x 2.31m)

Spacious inviting airy area stairs leading to first floor. The property is controlled throughout with hive heating.

## Inner Hallway

3'8 x 13'3 (1.12m x 4.04m)

## Bedroom Two

11'5 x 12'1 (3.48m x 3.68m)

Ground floor, front facing, two windows with wooden shutter blinds, carpeted, neutral decor.

## Bathroom

11'5 x 6'2 (3.48m x 1.88m)

Family bathroom to the rear of the property comprising 4 piece white suit, chrome radiator, part tiled, wood effect grey flooring, wall hung storage cabinet.

## Bedroom Three

10'7 x 9'6 (3.23m x 2.90m)

Ground floor, double bedroom to the rear of the property, window over looking the garden, currently being used as an office.

## Utility

7'9 x 6'10 (2.36m x 2.08m)

Rear facing, plumbing for washing machine/dryer, sink drainer, double storage cupboards with complementary worktop, window, glass door leading to the garden.

## Storage

2'6 x 9'8 (0.76m x 2.95m)

under stairs storage together with fitted doors with lighting/electrics.

## Stairs & Landing

6'1 x 16'7 (1.85m x 5.05m)

Spacious, carpeted, window to front of the property.

## Open Plan Lounge / Kitchen / Dining

12'2 x 28'3 (3.71m x 8.61m)

Spacious open plan lounge/dining area. Wood effect grey floor finishes to first floor to give a warm modern feel. Balcony leading out from dining area overlooking the garden. This spacious size room has 5 windows which give natural light making the room bright and airy. Stylish/tasteful modern kitchens featuring matt pale grey doors with soft close mechanism. Quartz surface worktop with matching upstands with tiled splash back to the double cooker. Intergrated dishwasher, built in microwave, Belfast sink. The property boasts a large island space with the added benefit of storage space at either side, making it a great family space. The property can also accommodate a dining table and chairs.

Pendant lighting to lounge & dining areas. Modern grey pedestal wood burning stove set on tasteful stone tiles. The profit benefits woodern shutters throughout the property.

## Kitchen / Dining Area

## Balcony

7'3 x 3'7 (2.21m x 1.09m)

Leading from the dining area french doors opening on to the balcony, space for outside eating/dining, table and chairs.

## Stairs & Landing

3'0 x 3'2 (0.91m x 0.97m)

Carpeted, radiator, window to front of the property again giving natural day light. Spotlights.

## Master Bedroom

15'4 x 13'9 (4.67m x 4.19m)

Situated on the second floor, this double room has 3 velux windows again giving a bright and airy appeal. Carpeted, radiator.

## En-Suite

8'5 x 10'5 (2.57m x 3.18m)

following on from the master bedroom this well spaced en-suit consists of walk in shower, low wc, sink. The property is fully tiled together with tiled floor, velux windows as is carried throughout the property.

## Dressing Room / Bedroom Four

9'10 x 9'3 (3.00m x 2.82m)

Currently occupied as a walk in wardrobe, versatile space which could be used as a nurse/office, two velux windows which offer natural light. Spotlights.

## External

The property at the rear offers a private maintained garden, south facing which has artificial grass. The property has private parking at the side of the property.

## 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 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

