



MCDERMOTT & CO

THE PROPERTY AGENTS



£149,950

743 Ripponden Road, Oldham, OL1 4SG

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McDermott & Co are proud to present this beautifully presented two-bedroom terraced home, occupying a convenient position on Ripponden Road, Oldham. Offered to the market with no onward chain, this attractive property combines character, space and practicality, making it an ideal purchase for first-time buyers, professionals and investors alike.

The accommodation briefly comprises a spacious lounge, modern fitted kitchen with access to a useful cellar storage area, two well-proportioned bedrooms and a contemporary shower room. The home is well maintained throughout and benefits from generous room proportions, high ceilings and an abundance of natural light.

A particular feature of the property is the spacious principal bedroom, together with a bright and modern kitchen offering ample storage and workspace. The property retains much of its traditional charm whilst providing comfortable accommodation suited to modern-day living.

Vestibule

Lounge

A spacious and well-presented lounge featuring a large front-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting and a radiator. A feature fireplace creates an attractive focal point, while the generous proportions provide ample space for a range of lounge furniture. High ceilings further enhance the sense of space, creating a bright and comfortable reception room ideal for everyday living and entertaining.

Kitchen

A modern fitted kitchen comprising a range of 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 electric oven below, with additional space for freestanding appliances. The room further benefits from wood-effect flooring, ceiling light fitting and a rear-facing window allowing plenty of natural light.

A useful understairs storage cupboard provides access to a small cellar space, offering additional storage. A staircase rises directly from the kitchen to the first-floor accommodation, creating a practical and functional layout.

Stairs & Landing

A carpeted staircase rises from the kitchen to the first-floor landing. Featuring fitted carpeting, ceiling lighting and a loft hatch providing access to the roof space, the landing provides access to both bedrooms and the bathroom, creating a practical connection between the first-floor accommodation.

Bedroom One

A spacious double bedroom featuring a front-facing window allowing plenty of natural light, fitted carpeting, ceiling light fittings and a radiator. The room benefits from fitted wardrobes and a useful recessed area providing additional space for storage or dressing furniture. Offering ample space for a double bed and further bedroom furniture, this bright and well-presented room creates an ideal principal bedroom.

Bedroom Two

A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light, fitted carpeting, ceiling light fitting and a radiator. The room benefits from fitted sliding mirrored wardrobes providing excellent storage and offers space for a bed and additional bedroom furniture. A bright and comfortable room, ideal as a bedroom, guest room or home office.

Bathroom

A modern shower room fitted with a three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. Complemented by wood

effect flooring, a feature tiled shower surround, ceiling lighting and a frosted rear-facing window providing natural light and ventilation. Beautifully presented throughout, creating a stylish and practical space serving the first-floor accommodation.

External

To the front, the property enjoys a street-fronted position with direct pavement access.

To the rear, the property benefits from a private enclosed courtyard garden with a paved patio and gravelled seating area. Enclosed by boundary walls and benefiting from gated rear access, the courtyard provides a low-maintenance outdoor space that complements the accommodation on offer.

Tenure - Leasehold

The property is listed as leasehold with 906 years remaining and an annual ground rent of £3.50

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

