MCDERMOTT & CO

THE PROPERTY AGENTS

£530,000

3 Thornley Crescent, Grotton, Oldham, OL4 5QX

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McDermott & Co are delighted to bring to the market 3 Thornley Crescent, located within a quiet and highly sought-after cul-de-sac in the desirable Grotton area. A beautifully presented and deceptively spacious three bedroom detached dormer bungalow. Having undergone significant improvements within the last 18 months including a full re-wire, fully re-plastered to all internal areas & re-roofing to the dormers.

The ground floor features a welcoming entrance hallway leading to a bright and spacious dual-aspect lounge, where large windows and patio doors allow natural light to flood the space and provide direct access to the rear garden. A modern fitted dining kitchen with integrated appliances and separate utility room, a double bedroom with patio doors leading to the rear garden and separate family bathroom.

To the first floor are two further double bedrooms with rear views and additional storage space.

Entrance Porch
Tiled flooring with built in storage cupboard, door leading into internal hallway.

Entrance Hallway
4'6 x 12'0 (1.37m x 3.66m)
Wood flooring with radiator and doors leading off to ground floor rooms.

Lounge
10'5 x 32'11 (3.18m x 10.03m)
Large dual aspect room, wood flooring, radiator and panel walls, patios doors leading to rear garden.

Dining Kitchen
21'8 x 14'10 (6.60m x 4.52m)
Front facing dining kitchen with a range of wall and base units and complimentary work tops, integrated oven and gas hobs with overhead extractor fan, integrated dishwasher, stainless steel insert sink, wood flooring and 2 x radiators, stairs off leading off to first floor and door leading to utility room.

Bathroom
6'8 x 7'4 (2.03m x 2.24m)
Rear facing bathroom fully tiled walls and flooring, comprising of integrated basin with storage, WC and bath with mains powered overhead shower.

Laundry Room
8'8 x 4'10 (2.64m x 1.47m)
Rear facing laundry room, wood flooring, under units space with plumbing for washing machine, boiler, door leading to rear garden.

Bedroom 3
11'10 x 10'8 (3.61m x 3.25m)
Rear facing bedroom carpeted, radiator and patio doors leading to rear garden.

Stairs & Landing
Carpeted stairs and landing, door leading to bedrooms.

Bedroom 1
15'0 x 13'11 (4.57m x 4.24m)
Rear facing bedroom, carpeted with radiator, large storage cupboard.

Bedroom 2
16'1 x 12'6 (4.90m x 3.81m)
Rear facing bedroom, carpeted and radiator.

Garage
8'8 x 27'5 (2.64m x 8.36m)
Front access via a up and over front facing door and rear access directly from the rear garden, space for two vehicles, electrics and work space.

External
Externally to the front of the property is a lawned garden and driveway, access via a path down the side of the garage to a large rear garden, with a lawned area and a paved patio seating area.

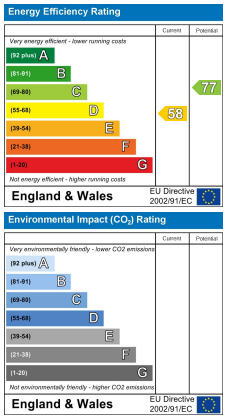
Tenure
The property is Leasehold with annual ground rent of £20 paid quarterly.

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



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