MCDERMOTT & CO

THE PROPERTY AGENTS

£345,000 Offers Over

1 Woodend Street, Springhead, Oldham, OL4 5TL

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McDermott & Co are proud to present this charming and characterful two-bedroom detached stone-built home, occupying an enviable position on Woodend Street, Springhead. Offering approximately 1,210 sq ft of beautifully presented accommodation, this attractive period property seamlessly combines traditional features with modern comforts.

The accommodation briefly comprises a welcoming entrance hallway with utility area, a beautifully appointed fitted kitchen, spacious dining room, generous lounge with feature multi-fuel stove and a stunning sun room enjoying direct access to the rear garden. To the first floor are two substantial double bedrooms and a spacious family bathroom, all accessed from a bright and characterful landing.

A particular feature of the property is the wealth of charm and character throughout, including exposed timber beams, exposed wooden flooring, feature fireplaces and generous room proportions. The impressive sun room, complete with glazed roof lantern and bi-folding doors, creates a seamless connection between the indoor and outdoor living spaces and provides an ideal setting for relaxing and entertaining.

Hallway/Utility Room

6'8 x 14'10 (2.03m x 4.52m)

A welcoming entrance hallway incorporating a useful utility area, fitted with a range of wall and base units providing additional storage and space for laundry appliances. Benefiting from tiled flooring, recessed spot lighting, a radiator and a side-facing window allowing natural light, the hallway leads through to the kitchen and provides a practical entrance to the home.

Kitchen

6'6 x 14'8 (1.98m x 4.47m)

A beautifully presented kitchen fitted with a range of contemporary shaker-style wall and base units, complemented by contrasting work surfaces and a feature Belfast sink. Integrated appliances include an electric oven, induction hob with extractor hood above and a built-in wine cooler. Further benefits include tiled flooring, recessed spot lighting, a radiator and a large window allowing natural light to flood the space. Offering excellent storage and workspace, the kitchen provides an attractive and practical setting for everyday living, with an open aspect through to the dining area.

Dining Room

12'9 x 14'9 (3.89m x 4.50m)

A spacious and characterful dining room featuring exposed timber beams, tiled flooring, ceiling light fitting and a radiator. Offering ample space for a family dining table and chairs, the room enjoys plenty of natural light from a side-facing window and benefits from access through to both the lounge and sun room, creating a versatile and sociable layout ideal for family dining and entertaining. Open access to the kitchen further enhances the flow of the living accommodation.

Lounge

12'9 x 14'8 (3.89m x 4.47m)

A spacious and characterful lounge featuring exposed timber beams, wooden flooring, ceiling light fitting and a radiator. A feature multi-fuel stove set within an exposed brick fireplace creates an attractive focal point, while a large side-facing window allows plenty of natural light and enjoys views over the garden. Offering ample space for a range of lounge furniture and providing access through to the dining room.

Sunroom

6'11 x 7'9 (2.11m x 2.36m)

A bright and beautifully presented sun room enjoying an abundance of natural light through surrounding windows and a striking glazed roof lantern. Featuring wood-effect flooring, recessed spot lighting and bi-folding doors opening directly onto the rear decked terrace and garden, creating a seamless connection between the indoor and outdoor living spaces.

Stairs & Landing

6'6 x 15'0 (1.98m x 4.57m)

A carpeted staircase rises to the first-floor landing, featuring a spindle balustrade, ceiling light fitting and radiator. The landing benefits from a front-facing window allowing plenty of natural light and provides access to all first-floor accommodation. Offering useful additional space for occasional seating or study use, this bright and well-presented area complements the character of the home.

Bedroom One

12'10 x 15'0 (3.91m x 4.57m)

A spacious double bedroom featuring a side-facing window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from exposed wooden flooring, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture. Characterful and well presented throughout, this attractive bedroom provides a bright and comfortable retreat.

Bedroom Two

12'8 x 14'10 (3.86m x 4.52m)

A spacious double bedroom featuring a side-facing window enjoying an attractive outlook and allowing plenty of natural light. Benefiting from exposed wooden flooring, a ceiling light fitting and radiator, the room offers ample space for a double bed and additional bedroom furniture. Beautifully presented throughout, this bright and comfortable bedroom retains the character and charm found throughout the property.

Bathroom

6'9 x 11'2 (2.06m x 3.40m)

A spacious family bathroom fitted with a four-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. Complemented by tiled flooring, part-tiled walls, recessed spot lighting, a radiator and a rear-facing frosted window providing natural light and ventilation. Beautifully presented throughout, this bright and well-appointed bathroom combines practicality with modern style.

External

Accessed via a charming gated stone pathway, bordered by attractive stone walls and mature hedging, the property enjoys an abundance of character before even entering the home.

To the rear, the property benefits from a private enclosed garden, predominantly laid to lawn and complemented by mature trees, established planting and attractive stone boundary walls. A substantial raised decked terrace extends directly from the property, with bi-folding doors creating a seamless connection between the indoor and outdoor living spaces, making it ideal for outdoor dining, entertaining and relaxing.

Enjoying a pleasant degree of privacy and an attractive outlook, this superb outdoor space perfectly complements the character and style of this beautiful stone-built home.

Tenure - Leashold

The property is listed as leasehold with 812 years remaining and an annual ground rent of £0

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%

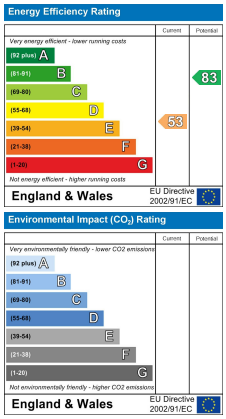
The next £575,000 (the portion from £925,001 to £1.5 million) 10%

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:

Directions



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