MCDERMOTT & CO

THE PROPERTY AGENTS







£485,000

9 Midgrove Lane, Delph, Saddleworth, OL3 5EH

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached home, occupying a sought-after position on Midgrove Lane, Delph. Recently fully refurbished throughout to an exceptional standard, this attractive property seamlessly combines character, contemporary styling and spacious accommodation, making it an ideal home for families, professionals.

The accommodation briefly comprises a stunning open-plan lounge and kitchen, a useful utility cupboard, two first-floor bedrooms and a contemporary family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, enjoying far-reaching countryside views and benefiting from a stylish en suite shower room.

A particular feature of the property is the extensive programme of renovation works undertaken, including a new roof, new electrics, new central heating system and boiler, together with new windows and external doors throughout. Finished in neutral tones and complemented by high-quality fixtures and fittings throughout, the property offers a stylish blank canvas ready for immediate occupation, while generous room proportions and

Lounge
14'6 x 20'2 (4.42m x 6.15m)
A superbly proportioned open-plan lounge enjoying an abundance of natural light from dual-aspect windows and a glazed entrance door. Featuring recessed spot lighting, radiators and contemporary décor throughout, the room offers exceptional space for a variety of lounge furniture and entertaining. Open access leads through to the kitchen area, creating a bright and sociable living space ideally suited to modern family living.

Utility Cupboard
2'6 x 4'9 (0.76m x 1.45m)
A useful understairs utility cupboard accessed directly from the lounge, providing space and plumbing for a washing machine together with additional storage. Offering a practical solution for laundry appliances and household items, the cupboard helps maximise the living space throughout the property.

Kitchen
11'2 x 9'0 (3.40m x 2.74m)
A stunning contemporary kitchen fitted with a range of shaker-style wall and base units, complemented by quartz-effect work surfaces and an inset sink and drainer. Integrated appliances include a fridge freezer, dishwasher, induction hob with built-in extractor, microwave and electric oven. The room further benefits from a central island providing additional workspace and breakfast seating, herringbone-effect flooring, recessed spot lighting and dual-aspect windows allowing an abundance of natural light. Open-plan to the lounge, this impressive space creates the perfect setting for modern family living and entertaining.

Stairs & Landing
A staircase rises from the ground floor to the first-floor landing, providing access to the family bathroom and bedrooms. Benefiting from recessed spot lighting, the landing creates a bright and welcoming space connecting the accommodation.

A further staircase rises to the second-floor principal bedroom suite, where a large picture window floods the stairwell with natural light and enjoys attractive views over the surrounding greenery. The three-storey layout provides excellent flexibility and is ideally suited to modern family living.

Bedroom One
14'9 x 13'9 (4.50m x 4.19m)
A stunning principal bedroom suite occupying the entire second floor and enjoying attractive far-reaching countryside views from a front-facing window. Featuring recessed spot lighting, a rooflight and radiators, the room offers generous space for a king-size bed and additional bedroom furniture. The vaulted ceiling enhances the sense of space, creating a bright and impressive retreat. Benefiting from a private en suite shower room, this superb principal suite is a particular feature of the home.

En Suite
6'2 x 4'0 (1.88m x 1.22m)
A contemporary en suite fitted with a three-piece suite comprising a walk-in shower enclosure with recessed shelving, wall-mounted wash hand basin with vanity storage and a concealed cistern WC. Complemented by modern tiled walls, a chrome heated towel rail and a rooflight providing natural light and ventilation. Beautifully presented throughout, this stylish and well-appointed en suite provides a luxurious addition to the principal bedroom suite.

Bedroom Two
8'3 x 14'0 (2.51m x 4.27m)
A spacious double bedroom featuring a front-facing window allowing an abundance of natural light and enjoying an attractive outlook. Benefiting from recessed spot lighting and a radiator, the room offers ample space for a double bed and additional bedroom furniture. Beautifully presented throughout, this bright and well-proportioned bedroom is ideal for family members or guests.

Bedroom Three
5'11 x 10'6 (1.80m x 3.20m)
A well-proportioned bedroom featuring a rear-facing window enjoying attractive views over the surrounding greenery and allowing plenty of natural light. Benefiting from recessed spot lighting and a radiator, the room offers space for a bed and additional bedroom furniture. A bright and versatile room, ideal as a child's bedroom, nursery, guest room or home office.

Bathroom
11'0 x 5'11 (3.35m x 1.80m)
A contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with rainfall shower over and glazed shower screen, vanity wash hand basin with storage beneath, and a low-level WC. Complemented by modern tiled walls, recessed spot lighting, a chrome heated towel rail and a frosted window providing natural light and ventilation. Beautifully presented throughout, this stylish and well-appointed bathroom offers both practicality and comfort for modern family living.

Storage Cupboard
4'1 x 6'2 (1.24m x 1.88m)
A useful storage cupboard positioned adjacent to the principal bedroom, offering practical additional storage space. Housing the wall-mounted boiler and benefiting from lighting, the cupboard provides an ideal area for household items, luggage and seasonal storage, helping to maximise the usable space throughout the home.

External
To the front, the property is set behind an attractive stone-walled garden frontage with steps rising to the entrance door. A particular feature is the private off-road parking space positioned directly in front of the property, a valuable addition within this desirable location.

To the side, a flagged pathway provides rear access to the property, offering additional practicality and convenience.

The property enjoys a pleasant setting surrounded by attractive stone-built homes and mature trees, enhancing its character and appeal whilst benefiting from an elevated position within this popular residential area.

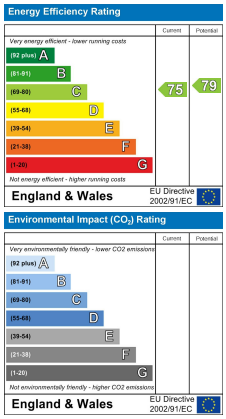
Tenure - Freehold
The property is listed as Freehold

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%

Directions



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