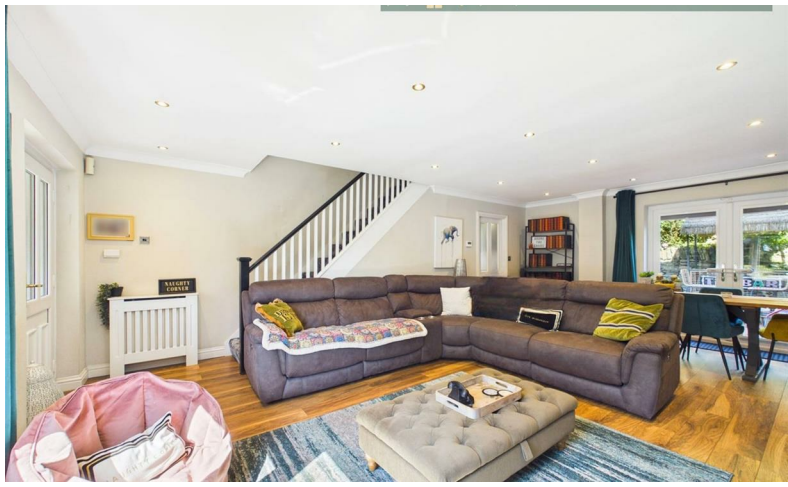
MCDERMOTT & CO

THE PROPERTY AGENTS





£300,000

63 Waterworks Road, Oldham, OL4 2JL

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McDermott & Co are proud to present this beautifully presented three-bedroom double fronted semi-detached home, ideally situated on the sought-after Waterworks Road in Oldham, offering spacious accommodation, open views, and a fantastic location close to both local amenities and countryside walks.

The property features a welcoming open-plan lounge and dining room, creating a bright and sociable living space ideal for modern family life and entertaining. A stylish modern kitchen provides ample storage and workspace, while the first floor offers three well-proportioned bedrooms, including a generous main bedroom with fitted wardrobes, a second bedroom with en suite shower room, and a contemporary family shower room.

Externally, the property enjoys gardens to the front, side, and rear, benefiting from pleasant open aspects and a private setting that is not overlooked. The home further benefits from two driveways providing off-road

Porch
2'8 x 5'9 (0.81m x 1.75m)
A bright and welcoming entrance porch, featuring a uPVC entrance door with decorative glazed panels, allowing for plenty of natural light.
The space provides a practical transition into the home and offers room for coat and shoe storage, helping to keep the main accommodation organised.
Finished with ceiling lighting, this is a useful and inviting entrance space creating a pleasant first impression.

Lounge/Dining Room
21'9 x 13'6 (6.63m x 4.11m)
A spacious and well-presented open-plan lounge and dining room, offering a bright and welcoming living space ideal for modern family living.
The lounge benefits from a large front-facing window, allowing plenty of natural light, while a staircase leads to the first floor. The space is finished with wood-effect flooring, recessed spotlights, and a radiator.
The dining area enjoys French doors opening onto the rear garden, creating a sociable space for both everyday dining and entertaining.
A bright and versatile room, perfectly suited to modern living.

Kitchen
15'6 x 7'3 (4.72m x 2.21m)
A modern and well-presented kitchen, fitted with a range of high-gloss wall and base units complemented by wood-effect work surfaces.
The kitchen benefits from a built-in oven, hob, and extractor hood, with a sink positioned beneath a large window allowing plenty of natural light.
Finished with tiled flooring and spotlights, this is a bright and practical kitchen ideal for everyday use, with a door providing access to the rear garden.

Stairs & Landing
4'10 x 5'10 (1.47m x 1.78m)
A bright and well-presented staircase and landing, featuring a carpeted floor, neutral décor, and a dark handrail with white balustrade, creating a clean and welcoming feel.
The landing benefits from ceiling lighting and a loft access hatch, while providing access to all first-floor rooms.
A practical and well-maintained space, connecting the upper-floor accommodation.

Bedroom One
10'11 x 12'10 (3.33m x 3.91m)
A bright and spacious main bedroom, benefiting from dual aspect windows allowing for plenty of natural light and pleasant views.
A standout feature is the extensive range of fitted wardrobes, providing excellent storage and making the most of the available space.
Finished with carpeted flooring, a ceiling fan light fitting, and a wall-mounted radiator, this is a comfortable and well-presented double bedroom ideal for everyday living.

Bedroom Two
13'11 x 7'3 (4.24m x 2.21m)
A bright and spacious second bedroom, benefiting from dual aspect windows allowing plenty of natural light and pleasant views.
The room features a built-in wardrobe and fitted dressing table unit, providing useful storage and practicality. A standout feature is the direct access to an en suite shower room, while a loft access hatch offers additional convenience.
Finished with carpeted flooring, a ceiling fan light fitting, and a wall-mounted radiator, this is a comfortable and well-presented bedroom ideal for family use or guests.

En Suite
5'7 x 5'4 (1.70m x 1.63m)
A bright and well-presented en suite shower room, fitted with a shower enclosure, low-level WC, and a vanity unit with integrated wash basin and storage.
The room benefits from a frosted window with fitted blind, allowing for natural light while maintaining privacy. Finished with ceiling lighting and easy-maintenance flooring, this is a practical and functional en suite ideal for everyday use.

Bedroom Three
10'7 x 8'6 (3.23m x 2.59m)
A bright and well-presented third bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
The room offers space for a bed and additional furniture and is finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator.
A comfortable and versatile room, ideal for a child's bedroom, nursery, or guest room.

Shower room
5'6 x 7'2 (1.68m x 2.18m)
A stylish and modern shower room, fitted with a walk-in shower enclosure with glass screen, low-level WC, and a vanity unit with integrated wash basin and storage.
The room is finished with contemporary full-height tiling, including a feature tiled shower wall, creating a clean and modern finish throughout. A frosted window with fitted blind allows for natural light while maintaining privacy.
Additional features include a heated towel rail and ceiling spotlights, completing this bright and well-appointed shower room.

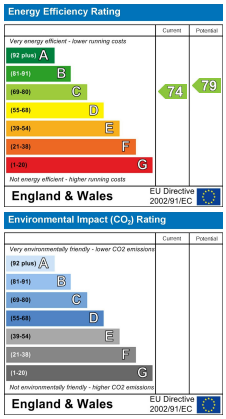
External
An attractive and well-presented end townhouse, enjoying a pleasant position with open aspects to the side overlooking neighbouring greenery and fields, creating an appealing setting.
To the front, the property benefits from two driveways, providing off-road parking for multiple vehicles, complemented by a well-maintained lawn and established planting, enhancing the home's kerb appeal.
To the side and rear, the property enjoys a private enclosed garden, thoughtfully designed for low-maintenance outdoor living. The space features a flagged patio seating area, artificial lawn, decorative raised planters, and attractive stone wall boundaries, creating an ideal environment for both relaxing and entertaining.
The garden also benefits from a timber storage shed and gated access, providing useful storage and practicality.
Overall, the external areas offer an excellent combination of two driveways, off-road parking, attractive outdoor space, and pleasant open views.

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.

Directions



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