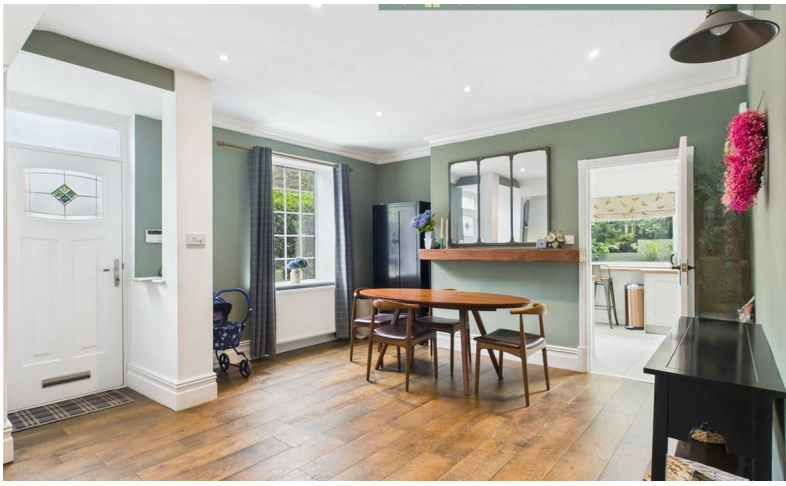
MCDERMOTT & CO

THE PROPERTY AGENTS







£335,000 Offers Over

42 Oldham Road, Uppermill, Saddleworth, OL3 6HY

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McDermott & Co are pleased to present to the market this well appointed beautiful double fronted stone built end terraced set in a sought-after location just a short walk from Uppermill centre and its excellent amenities.

This stone built property which is well maintained and presented throughout briefly compromises of entrance leading into a spacious lounge/dining room which provides an open living space and welcoming atmosphere filled with lots of natural light throughout, with doors leading off to a well appointed modern kitchen, office room and downstairs WC.

To the lower ground floor there is a well presented kitchen fitted with a range of modern matching units, wood worktops, breakfast bar and integrated appliances. An external stable door leads out to the side.

To the first floor you will find three bedrooms and a modernised family bathroom featuring a large walk in shower.

Entrance
Front entrance opens into the spacious...

Lounge/Dining area
13'11 x 22'0 (4.24m x 6.71m)
spacious reception rooms with two large front facing windows letting in lots of light, real wood flooring, radiators, spotlights, wall lights, neutrally painted walls, open through to office and wc, door leading into the kitchen, stairs lead off up to the first floor, with under stairs door which leads to cellar/storage.

Kitchen
14'11 x 9'8 (4.55m x 2.95m)
Side facing kitchen with a range of fitted wall and base units in neutral finish with complementary wooden worktops. Belfast sink with mixer taps over, Gas hob range style cooker, integrated appliances, neutral décor, barn door leading to the garden. skylight windows, under floor heating.

Office area
5'3 x 5'11 (1.60m x 1.80m)
Office area is off the lounge with carpeted flooring, neutral décor, spot lights and radiator.

Downstairs WC
5'6 x 2'11 (1.68m x 0.89m)
Beautiful featured stained glass window which represents the views from the master bedroom, white sink with toilet, neutral décor and spot lights.

Cellar
3'11 x 5'0 (1.19m x 1.52m)
Cellar / storage area is accessed via under stairs door.

Stairs
Carpeted stairs with wooden banister, leading from the living room to first floor landing.

Landing/Hallway
5'2 x 3'2 (1.57m x 0.97m)
Carpeted floor with doors leading off to family bathroom, bedrooms 1, 2 and to the master bedroom.

Family Bathroom
5'7 x 9'2 (1.70m x 2.79m)
Rear facing family bathroom, compromising of a white toilet and sink, tiled floor and walls with a huge walk in enclosed shower unit and stainless steel wall radiator.

Master Bedroom
8'3 x 13'11 (2.51m x 4.24m)
Front facing bedroom with carpeted floor, window and radiator, stunning views over the Saddleworth countryside.

Bedroom 2
10'7 x 7'9 (3.23m x 2.36m)
Rear facing bedroom, carpeted flooring with radiator.

Bedroom 3
5'2 x 10'6 (1.57m x 3.20m)
Front facing bedroom with carpeted floor, window and single light fitting

External
Dry stone wall garden fronted with established hedges providing privacy, garden is located to the side of the property with AstroTurf. Private off road parking space for one vehicle to the rear with electric car charging point.

Please note that there is limited private parking space for one vehicle to the rear of the property accessed via a private road. The property is located directly on a main road with no on street parking available directly outside.

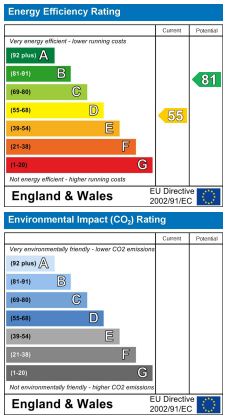
Tenure - Freehold
The property is listed as Freehold

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%
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



93 Chew Valley Road, Greenfield, Saddleworth, OL3 7JJ
Tel: 01457 359847 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk