MCDERMOTT & CO

THE PROPERTY AGENTS







£299,950 Offers Over

The Barn Stonebreaks Road, Springhead, Oldham, OL4 4BY

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McDermott & Co are delighted to market 'The Barn' which is nestled on the picturesque Stonebreaks Road, Springhead, this charming cottage offers a delightful blend of character and modern living. Spanning an impressive 1,488 square feet, set across three floors with three bedrooms, providing ample room for families or those seeking extra space.

The semi detached cottage boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The property, which was completely re-built approx 1980's, retains a sense of charm while offering the potential for further personalisation, as it has undergone partial renovations.

One of the standout features of this home is its stunning elevated location, offering breath taking views of the surrounding farmland and countryside. This serene setting is ideal for those who appreciate nature and the tranquillity of rural living, yet still desire easy access to local amenities.

Entrance Hallway
12'9 x 5'0 (3.89m x 1.52m)
Wooden flooring, neutral decor, stairs off to lower floor, windows.

Lounge
16'1 x 18'3 (4.90m x 5.56m)
Dual aspect room with windows to front and rear flooding the area with natural light and providing scenic views, wooden flooring, radiator x 2, neutral decor, open through to dining room, stairs off lead to first floor. Can be accessed directly via entrance hall.

Dining Room
12'10 x 13'1 (3.91m x 3.99m)
Flooring continued from lounge, neutral decor, windows to rear and side, radiator. Can be directly accessed via entrance hall.

Stairs
Off the entrance hall, leading down to lower floor, carpeted, neutral decor.

Kitchen
12'10 x 12'11 (3.91m x 3.94m)
Range of fitted wall and base units, inset sink and drainer with mixer taps over, built in oven, hob and overhead extractor, tiled splash back, wood effect lino flooring, radiator, door leading out to rear, windows to side and rear, door into garage, door into utility leading to WC

Utility
2'11 x 9'3 (0.89m x 2.82m)
Boiler which was replaced in 2023, storage area, door into WC

WC
6'2 x 4'0 (1.88m x 1.22m)
Low level WC and sink basin.

Garage
16'2 x 17'0 (4.93m x 5.18m)
large garage for storage or off road parking, wooden double doors, power & lighting, plumbing for washing machine.

Upper Floor Landing
5'3 x 6'11 (1.60m x 2.11m)
Carpeted, velux roof light, neutral decor, feature exposed ceiling beams.

Bedroom One
10'0 x 14'0 (3.05m x 4.27m)
Rear facing, carpeted, storage area, radiator, walk in shower cubicle, feature exposed ceiling beams, neutral decor, Windows with scenic views.

Bedroom Two
12'9 x 9'7 (3.89m x 2.92m)
Side facing, carpeted, radiator, neutral decor, feature exposed ceiling beams, windows.

Bedroom Three
12'9 x 8'7 (3.89m x 2.62m)
Side facing, carpeted, radiator, neutral decor, feature exposed ceiling beams, windows.

Bathroom
5'10 x 5'9 (1.78m x 1.75m)
Rear facing, three piece suite in white finish with shower over bath, splash back tiling, radiator.

External
The property owns one metre of land at the front of the property which would allow for parking.
The land at the rear is owned by a neighbouring property and gives access over, there is currently a verbal agreement in place between the current owners allowing a small table and chairs to be placed on the stoned area for outdoor seating.

Additional Information
The roof batons and membrane were replaced on the roof in September 2025

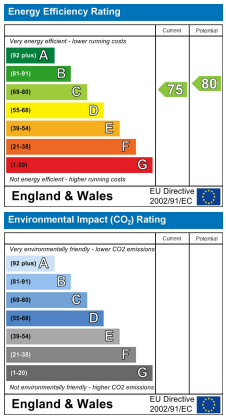
Tenure
The property is Freehold

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



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