MCDERMOTT & CO

THE PROPERTY AGENTS





£135,000 Asking Price

145 Honeywell Lane, Hollins, Oldham, OL8 2JP

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McDermott & Co are proud to present this attractive two-bedroom mid-terrace home, occupying a convenient position on Honeywell Lane, Oldham. Offering spacious accommodation and an abundance of character, this property presents an excellent opportunity for first-time buyers, professionals and investors alike and further offers chain free vacant possession.

The accommodation briefly comprises an entrance vestibule, spacious lounge and a generous kitchen/dining room. To the first floor are two well-proportioned bedrooms and a family bathroom, all benefiting from good natural light and practical living space throughout.

A particular feature of the property is the generous room proportions and period character, including high ceilings and traditional architectural detailing. While certain areas would benefit from cosmetic improvement, the property offers excellent potential for purchasers to modernise and personalise to their own requirements.

Vestibule
3'4 x 3'0 (1.02m x 0.91m)
A practical entrance vestibule accessed via a uPVC entrance door with decorative glazing and an attractive arched stone surround, reflecting the character of the property's traditional façade. Benefiting from fitted carpeting, decorative wall panelling and high ceilings, the vestibule provides a useful transition into the main accommodation whilst helping to retain warmth and privacy.

Lounge
13'7 x 11'6 (4.14m x 3.51m)
A spacious lounge featuring high ceilings, fitted carpeting and a front-facing window allowing plenty of natural light. A feature fireplace with decorative surround creates an attractive focal point, whilst the generous proportions provide ample space for a range of lounge furniture.

Kitchen
13'6 x 15'2 (4.11m x 4.62m)
A spacious kitchen / dining room fitted with a range of wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, electric hob and extractor hood above, together with space for additional appliances.

Benefiting from vinyl flooring, recessed spot lighting and a rear-facing window allowing plenty of natural light, the room offers ample storage and workspace. The generous proportions provide space for a dining table and chairs, whilst a staircase rises to the first-floor accommodation, creating a practical and functional layout.

A rear door provides direct access to the courtyard garden, making this bright and versatile room ideally suited to everyday living.

Stairs & Landing
A staircase with fitted carpeting rises from the kitchen to the first-floor landing, featuring painted balustrading and handrails. Benefiting from fitted carpeting, ceiling lighting and a loft hatch providing access to the roof space, the landing provides access to both bedrooms and the bathroom.

Bedroom One
13'9 x 11'6 (4.19m x 3.51m)
A spacious double bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A useful recessed storage area provides potential for fitted wardrobes or additional storage. While the room would benefit from cosmetic improvement, it offers generous proportions and excellent potential to create a comfortable principal bedroom.

Bedroom Two
7'8 x 12'3 (2.34m x 3.73m)
A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, ceiling light fitting, a radiator and loft access, the room offers space for a bed and additional bedroom furniture.

While some cosmetic improvement would be beneficial, this bright and versatile room offers excellent potential and is ideally suited as a bedroom, nursery, dressing room or home office.

Bathroom
5'8 x 8'6 (1.73m x 2.59m)
A bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Complemented by partial wall tiling, tiled flooring, a radiator and a frosted rear-facing window providing natural light and ventilation.

Bright and practical throughout, the bathroom offers a neutral finish and serves the first-floor accommodation.

External
To the front, the property enjoys a traditional street-fronted position with direct pavement access, showcasing an attractive red-brick façade with decorative stone detailing around the entrance door and windows, enhancing the property's character and kerb appeal.

To the rear, the property benefits from a private enclosed courtyard garden, predominantly paved for ease of maintenance and providing an ideal space for outdoor seating and entertaining. Enclosed by brick boundary walls, the courtyard offers a good degree of privacy and benefits from gated access.

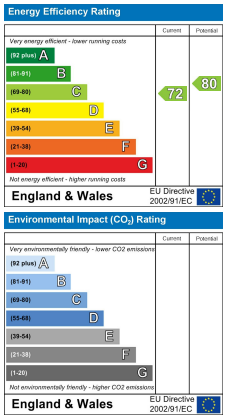
Tenure - Leasehold
The property is listed as leasehold with 744 years remaining and an annual ground rent of £2.00

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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