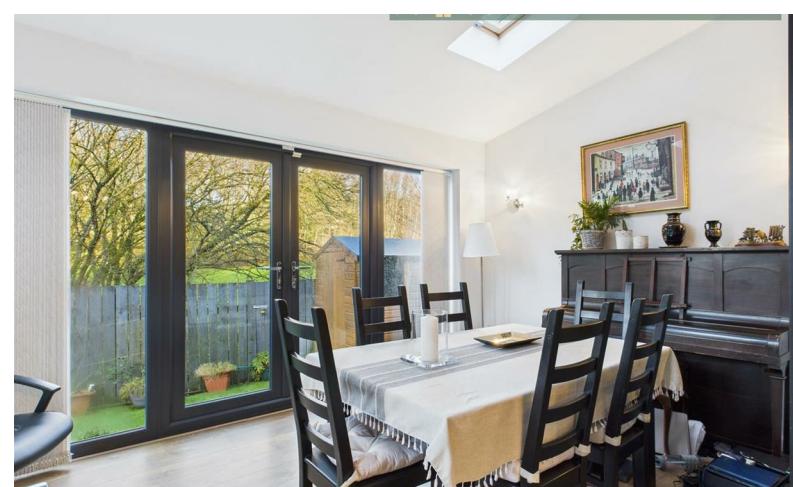
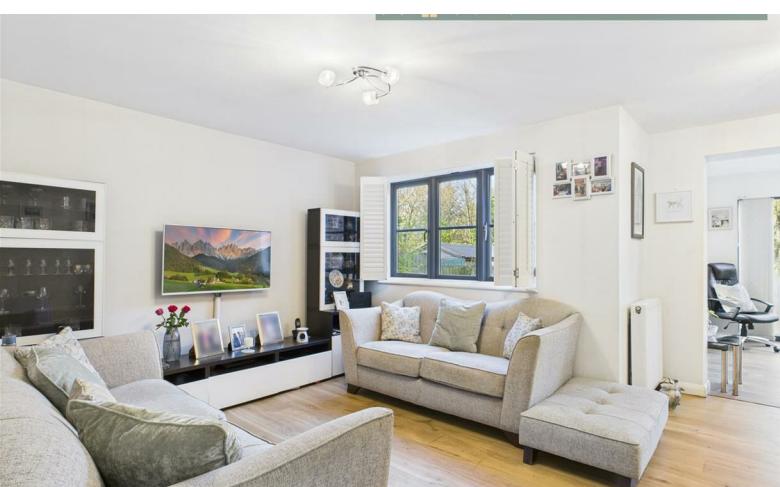




MCDERMOTT & CO
THE PROPERTY AGENTS

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AGENTS



£340,000

5 Owls Gate, Lees, Oldham, OL4 3FL

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McDermott & Co are pleased to bring to the market this delightful extended detached family home on Owls Gate Lees, situated on a quite cul-de-sac overlooking Lees Brook Nature Park and within walking distance to Lees village.

Presented to a high standard with a light and airy feel throughout. Upon entering you are welcomed into an inviting hallway leading to a modern fitted kitchen with Neff appliances double oven, fridge and dishwasher, open plan lounge through to the extended dining room and access to a large integral garage that has been part converted into a utility area with large fitted units.

To the first floor is the family bathroom and three double bedrooms, the master bedroom is complete with an En-suite shower room. Bedrooms two and three are fitted with high quality bespoke furniture.

Entrance Hallway

3'3 x 11'10 (0.99m x 3.61m)

Entering the property is a spacious welcoming entrance with neutral décor, oak wood flooring and a radiator. Doors leading off to the kitchen, downstairs WC and lounge,

Downstairs WC

2'1 x 7'1 (0.64m x 2.16m)

Located off the entrance hallway is a convenient downstairs wash room, compromising of a white WC and basin & radiator. Finished with tiled flooring and neutral décor.

Kitchen

8'11 x 7'11 (2.72m x 2.41m)

Front facing open space providing a fully fitted designer kitchen with a range of wall and base units, feature gloss worktops and complete with Neff appliances integrated dishwasher, double oven with gas hob and over head extractor fan, stainless steel sinker and drainer with mixer tap. Oak wood flooring, ceiling spotlights.

Lounge

15'5 x 10'10 (4.70m x 3.30m)

Rear facing lounge with neutral decor, Oak wood flooring, radiator, access through to the part garage conversion and open into the extended dining area.

Dining Room

13'8 x 10'0 (4.17m x 3.05m)

Rear facing dining room with patio doors leading out to the rear garden. Wooden flooring with wall lights and sky light window.

Garage / Utility Room

8'4 x 16'8 (2.54m x 5.08m)

Front facing garage with up and over garage door, part of the garage has been converted to a utility area with wall units and electrics.

Stairs

Stairs leading to the first floor, carpeted.

Landing

6'2 x 7'10 (1.88m x 2.39m)

Landing is carpeted with a neutral bright décor. Doors leading to the 3 bedrooms and family bathroom.

Bedroom 1

9'9 x 10'11 (2.97m x 3.33m)

Front facing bedroom , neutral décor, carpeted, radiator. Door leading to en-suite.

En-Suite

5'9 x 4'2 (1.75m x 1.27m)

Front facing, compromising of a white basin and toilet with enclosed shower, fully tiled floor and walls, radiator, neutral décor and spotlights.

Bedroom 2

8'4 x 16'10 (2.54m x 5.13m)

Side facing bedroom , fitted with high quality bespoke furniture, neutral décor, carpeted & radiator.

Bedroom 3

9'9 x 8'1 (2.97m x 2.46m)

Rear and side facing bedroom, fitted with high quality bespoke furniture, a radiator, carpeted and with neutral décor.

Family Bathroom

7'3 5'6 (2.21m 1.68m)

Rear facing family bathroom, white suite comprising of bath with shower over, toilet and basin, tiled floors and walls and radiator.

External

Block paved driveway and small turfed area to the front. To the rear a well maintained west facing garden, which is not overlooked and completed with artificial lawn for ease and decked seating area.

Tenure

The property is Leasehold with 981 years remaining with ground rent of £200 per annum.

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

