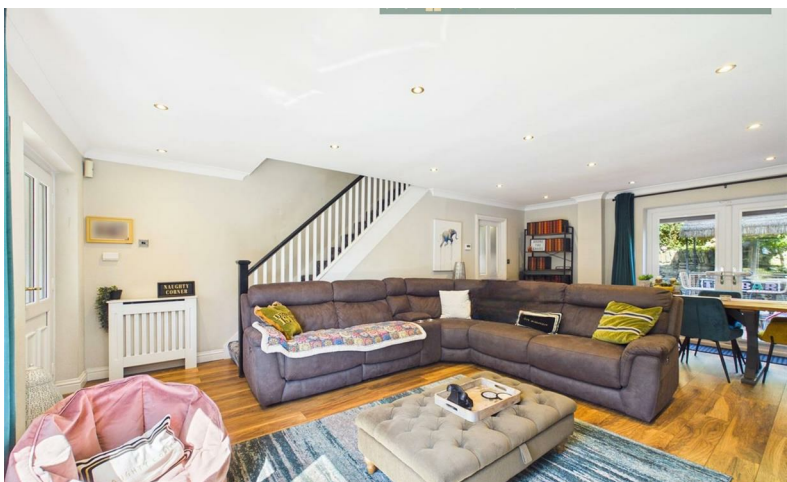




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£315,000**

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

28 x 59 (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

