MCDERMOTT & CO

THE PROPERTY AGENTS







£160,000

67 New Earth Street, Oldham, OL4 5ES

67 New Earth Street, Oldham, OL4 5ES

McDermott & Co are proud to present this spacious three-bedroom end-terrace home, occupying a convenient position on New Earth Street, Oldham. Offering generous accommodation throughout, this attractive property is ideally suited to first-time buyers, families and investors alike.

The accommodation briefly comprises an entrance vestibule, spacious lounge, separate dining room and a modern fitted kitchen. To the first floor are three bedrooms and a family bathroom, all benefiting from an abundance of natural light and practical living space with the further benefit of chain free vacant possession.

A particular feature of the property is the excellent balance of living accommodation, with two generous reception rooms providing flexibility for both everyday family living and entertaining. The home further benefits from neutral décor throughout, allowing purchasers the opportunity to personalise to their own tastes and requirements.

Vestibule
A practical entrance vestibule accessed via a uPVC entrance door with decorative glazed insert. Benefiting from wood-effect flooring and a glazed internal door leading through to the lounge, the vestibule provides a useful separation from the main living accommodation whilst allowing natural light to flow through the property. A practical entrance space that complements the accommodation on offer.

Lounge
A spacious lounge featuring wood-effect flooring, ceiling light fitting and wall lights. A feature fireplace with decorative surround creates an attractive focal point, whilst a front-facing window allows plenty of natural light into the room.

Glazed double doors lead through to the dining area, creating a practical and sociable layout ideal for both everyday living and entertaining. Offering ample space for a range of lounge furniture, this bright reception room forms the main living area of the home.

Dining Room
A spacious dining room featuring wood-effect flooring, a ceiling light fitting and a rear-facing window allowing plenty of natural light. Benefiting from a staircase rising to the first floor and providing direct access to the kitchen, the room offers ample space for a family dining table and chairs.

Versatile and well proportioned throughout, this bright room is ideally suited to everyday dining and entertaining, whilst creating a practical connection between the ground and first-floor accommodation.

Kitchen
A modern fitted kitchen comprising a range of contemporary wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood above, together with space and plumbing for additional appliances.

Benefiting from tiled flooring, ceiling lighting and a side-facing window allowing plenty of natural light, the room offers ample storage and workspace for everyday living. A uPVC door provides direct access to the rear courtyard garden, creating a practical and functional layout.

Stairs & Landing
A staircase with fitted carpeting rises from the dining room to the first-floor landing, featuring painted balustrading and handrails. Benefiting from fitted carpeting, ceiling lighting and neutral décor throughout, the landing provides access to all first-floor accommodation.

Bedroom One
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 particular feature is the range of built-in wardrobes and overhead storage cupboards, providing excellent storage. Bright and well proportioned throughout, this comfortable bedroom is ideally suited as the principal bedroom.

Bedroom Two
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 and a radiator, the room offers space for a bed and additional bedroom furniture.

Bedroom Three
A single bedroom featuring a side-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and occasional furniture.

Bathroom
A bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Complemented by part-tiled walls, tiled flooring and a frosted side-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 forecourt garden enclosed by low-level brick boundary walls, together with a pathway leading to the entrance door.

To the rear, the property benefits from a private enclosed courtyard garden, predominantly paved for ease of maintenance and enclosed by brick boundary walls. A particular feature is the detached garage, providing valuable secure parking, storage or workshop space, with access via the rear. A gated rear entrance further enhances practicality.

A low-maintenance outdoor space that perfectly complements the accommodation on offer.

Garage
A useful detached garage positioned to the rear of the property and accessed via the side street, providing secure parking, storage or workshop space. Benefiting from timber double doors and a separate pedestrian access door, the garage offers excellent practicality for everyday use.

A valuable addition to the property, providing secure off-road storage and complementing the low-maintenance rear courtyard garden.

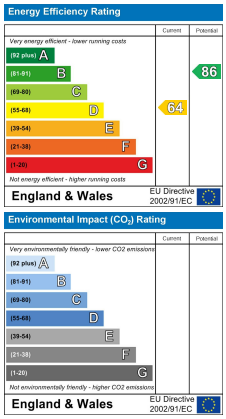
Tenure - Leashold
The property is listed as leasehold with 852 years remaining and an annual ground rent of £30

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