



MCDERMOTT & CO

THE PROPERTY AGENTS



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**£530,000**

3 Thornley Crescent, Grotton, Oldham, OL4 5QX

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McDermott & Co are delighted to bring to the market 3 Thornley Crescent, located within a quiet and highly sought-after cul-de-sac in the desirable Grotton area. A beautifully presented and deceptively spacious three bedroom detached dormer bungalow. Having undergone significant improvements within the last 18 months including a full re-wire, fully re-plastered to all internal areas & re-roofing to the dormers.

The ground floor features a welcoming entrance hallway leading to a bright and spacious dual-aspect lounge, where large windows and patio doors allow natural light to flood the space and provide direct access to the rear garden. A modern fitted dining kitchen with integrated appliances and separate utility room, a double bedroom with patio doors leading to the rear garden and separate family bathroom.

To the first floor are two further double bedrooms with rear views and additional storage space.

## Entrance Porch

Tiled flooring with built in storage cupboard, door leading into internal hallway.

## Entrance Hallway

4'6 x 12'0 (1.37m x 3.66m)

Wood flooring with radiator and doors leading off to ground floor rooms.

## Lounge

10'5 x 32'11 (3.18m x 10.03m)

Large dual aspect room, wood flooring, radiator and panel walls, patios doors leading to rear garden.

## Dining Kitchen

21'8 x 14'10 (6.60m x 4.52m)

Front facing dining kitchen with a range of wall and base units and complimentary work tops, integrated oven and gas hobs with overhead extractor fan, integrated dishwasher, stainless steel insert sink, wood flooring and 2 x radiators, stairs off leading off to first floor and door leading to utility room.

## Bathroom

6'8 x 7'4 (2.03m x 2.24m)

Rear facing bathroom fully tiled walls and flooring, comprising of integrated basin with storage, WC and bath with mains powered overhead shower.

## Laundry Room

8'8 x 4'10 (2.64m x 1.47m)

Rear facing laundry room, wood flooring, under units space with plumbing for washing machine, boiler, door leading to rear garden.

## Bedroom 3

11'10 x 10'8 (3.61m x 3.25m)

Rear facing bedroom carpeted, radiator and patio doors leading to rear garden.

## Stairs & Landing

Carpeted stairs and landing, door leading to bedrooms.

## Bedroom 1

15'0 x 13'11 (4.57m x 4.24m)

Rear facing bedroom, carpeted with radiator, large storage cupboard.

## Bedroom 2

16'1 x 12'6 (4.90m x 3.81m)

Rear facing bedroom, carpeted and radiator.

## Garage

8'8 x 27'5 (2.64m x 8.36m)

Front access via a up and over front facing door and rear access directly from the rear garden, space for two vehicles, electrics and work space.

## External

Externally to the front of the property is a lawned garden and driveway, access via a path down the side of the garage to a large rear garden, with a lawned area and a paved patio seating area.

## Tenure

The property is Leasehold with annual ground rent of £20 paid quarterly.

## Stamp Duty

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

