MCDERMOTT & CO

THE PROPERTY AGENTS

£200,000 Offers Over

39 Lynwood Drive, Oldham, OL4 3EZ

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Nestled in the charming area of Lynwood Drive, Oldham, this beautifully presented Chain Free terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The house boasts a modern Kitchen and Bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the great outdoor space complete with scenic rear views, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the nearby Strinesdale Country Park and reservoirs offer a picturesque backdrop for leisurely walks and outdoor activities, enhancing the appeal of this lovely home.

Convenience is key, as this property is well-connected with motorway and tram links, making commuting to nearby areas a breeze. Furthermore, the proximity to Oldham Town Centre means that you will have easy

Entrance Hallway
5'11 x 13'10 (1.80m x 4.22m)
Entrance hallway, Laminate flooring, neutral décor, radiator. Stairs leading to first floor.

Lounge
11'6 x 13'9 (3.51m x 4.19m)
Spacious living area with Neutral décor, laminate flooring, radiator, pendant lighting. Leading through to snug.

Snug
8'6 x 9'6 (2.59m x 2.90m)
Open from the Lounge with a continuation of laminate flooring, neutral décor and pendant lighting, radiator. French doors lead out directly into rear garden.

Kitchen
8'10 x 9'3 (2.69m x 2.82m)
Accessed from the Hallway fully equipped with grey high gloss wall and base units, stainless steel sink and drainer, electric oven and hob with integrated extractor hood & spot lighting. Window overlooking the rear garden and uPVC door to the rear.

Stairs & Landing
7'11 x 9'10 (2.41m x 3.00m)
Carpeted stairs lead to landing with laminate flooring including storage cupboard.

Bedroom One
9'8 x 12'5 (2.95m x 3.78m)
Situated to the rear with scenic views, laminate flooring, pendant lighting, radiator.

Bedroom Two
9'1 x 11'1 (2.77m x 3.38m)
Carpeted, pendant lighting, radiator, window to the front.

Bedroom Three
8'5 x 7'10 (2.57m x 2.39m)
Carpeted, window to the front, radiator, pendant lighting. Loft access.

Bathroom
7'9 x 5'5 (2.36m x 1.65m)
3 piece white bathroom suite, comprises wash basin, bath with mains shower over, WC. Neutral décor, white tiles, shower screen, heated towel rail.

Garage
16'3 8'2 (4.95m 2.49m)
Good sized garage on separate plot accessed via up and over door providing off road secure parking or an ideal storage space.

External
Externally the property benefits from a stunning front and rear gardens, the decked rear garden terrace overlooking the surrounding countryside. Along with separate garage.

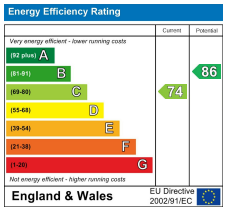
Tenure - Leashold
The property is listed as leasehold with 933 years remaining and an annual ground rent of £13.50

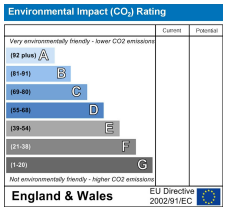
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're 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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