



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£193,000**

23 Stamford Road, Lees, Oldham, OL4 3LH



# 23 Stamford Road, Lees, Oldham, OL4 3LH

McDermott & Co are delighted to bring to the market this stone built end terrace house on Stamford Road, Lees, offered with chain free possession.

Upon entering, you are welcomed into a convenient vestibule perfect for a little extra storage space followed by a spacious reception room filled with lots of natural light, creating a warm and inviting atmosphere, which takes you through to the kitchen featuring a range of wall and base units, with a door leading to a small rear sunroom.

This property features two well-proportioned bedrooms, providing ample space for small families, first time buyers or investors.

The bathroom compromises of a white three piece suite. The layout of the property is practical, making it easy to navigate and enjoy the space.

## Entrance Vestibule

3'0 x 3'0 (0.91m x 0.91m)  
Front facing vestibule, carpeted with white painted walls, door leading to lounge.

## Lounge

13'2 x 13'4 (4.01m x 4.06m )  
Front facing lounge with wood laminate flooring, radiator and white painted walls with single light fitting, featuring a decorative wood store.

## Kitchen

11'1 x 13'10 (3.38m x 4.22m)  
Rear facing kitchen with a range of wall and base units in a neutral décor, laminate flooring, integrated oven with gas hobs and over head extractor fan. Stairs off to first floor.

## Sunroom

3'8 x 13'8 (1.12m x 4.17m)  
Rear facing exposed stone walls, tiled flooring and radiator, glass windows and door leading to back garden.

## Landing

6'10 x 6'0 (2.08m x 1.83m )  
Carpeted stairs & landing area with radiator and single light fitting, doors leading to bedrooms and steps leading to bathroom.

## Bedroom 1

9'8 x 12'0 (2.95m x 3.66m)  
Front facing bedroom, carpeted with radiator and single light fitting, featuring built in wardrobes.

## Bedroom 2

10'11 x 7'8 (3.33m x 2.34m)  
Rear facing bedroom, carpeted with radiator, white painted walls and ceilings with a single light fitting.

## Bathroom

5'6 x 6'0 (1.68m x 1.83m )  
Rear facing bathroom compromising of white WC, basin and bath with overhead shower, tiled walls and flooring, spotlights and stainless steel heated towel rail.

## Externally

Rear enclosed fenced garden with steps leading to Astroturf area.

## Tenure

FREEHOLD

## 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

