



MCDERMOTT & CO
THE PROPERTY AGENTS



£500,000

3 Buckley Street, Uppermill, Saddleworth, OL3 6BP

3 Buckley Street, Uppermill, Saddleworth, OL3 6BP

McDermott & Co are delighted to bring to the market this stunning three bedroom double fronted stone built home on Buckley Street Uppermill, this exquisite semi-detached house is a true gem for families seeking a stylish & comfortable home. Finished to a high standard, the property boasts a beautifully designed interior that seamlessly blends modern elegance with practical living spaces while still offering original features & character of the property.

Upon entering, you are welcomed by a spacious entrance hallway which allows natural light to flow through the property, the hallways invites you to two spacious reception rooms a downstairs WC & the well appointed kitchen to the rear of the property which provides direct access to the rear garden, under floor heating runs throughout the ground floor areas with the exception of the snug lounge.

To the first floor you will find the main family bathroom & three good sized bedrooms with the master bedroom offering a en-suite shower room & plenty of wardrobe space, the other two bedrooms each beautifully

Entrance Hallway

6'0" x 17'6" (1.83m' x 5.33m)
Entering the property you a welcomed by an inviting hallway, with encaustic tiles leading to wood laminate flooring that offers under floor heating, painted walls and a radiator with stairs leading to the first floor and doors leading to ground floor rooms.

Lounge 1

14'0" x 17'5" (4.27m x 5.31m)
Front facing lounge, wood laminate flooring with under floor heating and radiator, featuring a log burning stove with drift wood mantel piece, finished in a neutral décor.

Lounge 2

12' x 12'10" (3.66m x 3.91m)
Front Facing beautifully presented multi use second lounge, featuring a large bay window, original wood flooring, radiator and log storage space.

Downstairs WC

12'0" x 4'5" (3.66m x 1.35m)
Rear Facing downstairs WC, compromising of white basin and traditional high level toilet, wood flooring with under floor heating, panel walls and radiator.

Kitchen

18'6" x 9'3" (5.64m x 2.82m)
Rear facing kitchen over looking the back garden, compromising of a range of wall and base units in a white finish with complementary work tops a Belfast sink with mixer tap, double oven with over head extractor fan, integrated appliances include fridge freezer and dishwasher, under floor heating and door leading to rear garden.

Stairs

Painted stairs with wooden banister leading to first floor.

Landing

5'9" x 7'6" (1.75m x 2.29m)
Carpeted landing area with window to the rear of the property, radiator and doors leading to first floor bedrooms and family bathroom.

Master Bedroom

11'11" x 13'9" (3.63m x 4.19m)
Front facing master bedroom with mirrored wardrobes, carpeted room with radiator and door leading to En-suite.

En-suite

7'6" x 3'4" (2.29m x 1.02m)
Fully tiled en-suite shower room compromising of white basin, WC and enclosed shower with under floor heating.

Hallway

2'9" x 10'4" (0.84m x 3.15m)
Carpeted hallway leading to bedroom 1 & 2, white painted walls single light fitting and and loft hatch.

Bedroom 2

9'1" x 10'0" (2.77m x 3.05m)
Front facing bedroom with built in wardrobes, carpeted, radiator with a single light fitting.

Bedroom 3

10'11" x 7'2" (3.33m x 2.18m)
Rear facing bedroom, neutral décor, carpeted, radiator and single light fitting

Family Bathroom

8'11" x 9'6" (2.72m x 2.90m)
Front facing bathroom compromising of white basin, WC and bath with over head water fall shower, fully tiled walls and floors with under floor heating and spotlights.

Garage

8'2" x 16'10" (2.49m x 5.13m)
Front facing garage with rear door access from the garden, the garage has electrics.

Loft

The loft is fully boarding for extra storage space.

Externally

This property benefits from both a front and rear garden, the front garden is lawned with beautiful trees, plants and shrubs which complementing the front of the home, also to the front is a gravel driveway for one car. the rear garden is well presented with an AstroTurf area and a paved seating area.

Tenure

The property is 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.

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

