



MCDERMOTT & CO

THE PROPERTY AGENTS



£229,995

16 Medlock Drive, Bardsley, Oldham, OL8 2TZ

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*****CHAIN FREE***REDUCED** **DETACHED BUNGALOW** **SPACIOUS ACCOMODATION** **IDEAL FOR FAMILIES** **FOUR RECEPTIONS ROOMS** **FRONT AND REAR GARDENS** **OFF ROAD PARKING** **GREAT LOCATION****

Tucked away off the main road set on the desirable Medlock Drive is this deceptively spacious two bed roomed detached bungalow located in the Bardsley area. Ideal for a family to occupy with it's ample living space the property comprises of entrance hall with storage, living room leading into spacious dining room with side porch, kitchen, inner hallway with access to four piece family bathroom, two double bedrooms, further sitting room with access into conservatory. Externally presents a front garden with gated access to driveway for two cars providing off road parking, a detached garage which leads to a private split level rear garden with lawned and paved areas. Conveniently located just off Ashton Road where you can access bus links between Oldham and Ashton, surrounding local amenities and schools such as Holy Rosary RC Primary. Viewing highly recommended.

Entrance Hall

4' x 6' (1.22m x 1.83m)

Carpeted, radiator, neutral decor.

Living Room

157 x 107 (4.75m x 3.23m)

Front facing into bay window, carpeted, radiator, gas fire with surround and hearth.

Dining Room

8'10 x 16'5 (2.69m x 5.00m)

Double doors leading from living room into dining room, laminate flooring, radiator, neutral decor, double doors leading to side porch.

Kitchen

11'3 x 8'9 (3.43m x 2.67m)

Side facing, range of fitted wall and base units in Beech finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, laminate flooring, tiled splashback, partly tiled walls, radiator, breakfast bar, plumbing for dishwasher. neutral decor.

Inner Hallway

Carpeted.

Family Bathroom

6'4 x 8'10 (1.93m x 2.69m)

Side facing, four piece bathroom suite in white comprising vanity sink and toilet, corner jacuzzi bath, corner shower enclosure, radiator, spotlights, fully tiled walls, vinyl flooring.

Bedroom 1

12'6 x 8'10 (3.81m x 2.69m)

Rear facing, carpeted, radiator, built in wardrobes and drawers.

Bedroom 2

9'7 x 7'5 (2.92m x 2.26m)

Side facing, carpeted, radiator. built in wardrobe and cupboards.

Sitting Room

5'5 x 10'6 (1.65m x 3.20m)

Rear facing, carpeted, radiator, neutral decor, door leading into conservatory.

Conservatory

9'4 x 8'9 (2.84m x 2.67m)

Rear facing, White upvc frame, tiled flooring, wall light, blinds, neutral decor, patio doors leading to rear garden.

Externally

We have been advised by the vendors that the property is Leasehold with 990 years remaining and Ground Rent of £50.00 per annum.

Tenure

The vendor has confirmed the property is Leasehold with 900 years left on the Lease and ground rent of £50.00 per annum.

Stamp Duty

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

You pay the tax when you:

- buy a freehold property
- buy a new or existing leasehold
- are transferred land or property in exchange for payment, for example you take on a mortgage

The threshold is where SDLT starts to apply. If you buy a property for less than the threshold, there's no SDLT to pay.

The current SDLT threshold for residential properties is £250,000.

The threshold for non-residential land and properties is £150,000.

Thresholds Property Price SDLT Rate

Up to £250,000 0%

The portion between £250,001 to £925,000 5%

The portion between £925,001 to £1,500,000 10%

The portion over £1,500,001 12%

Example

In October 2021 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 next £125,000 = £2,500

5% on the final £45,000 = £2,250

Total SDLT = £4,750

How much you pay depends on whether the land or property is residential use or non-residential or mixed-use.

If you're buying a residential property there are different rates of SDLT if:

- you're a first-time buyer
- you already own a property and you're buying an additional property
- you're not a UK resident

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay.

You may be able to reduce the amount of tax you pay by claiming relief, such as if you're a first-time buyer or purchasing more than one property ('multiple dwellings').

First-time buyers:

From 1 July 2021, you'll get a discount (relief) that means you'll pay less or no tax if both the following apply:

- you, and anyone else you're buying with, are first-time buyers
- the purchase price is £500,000 or less

Directions

