



MCDERMOTT & CO

THE PROPERTY AGENTS



£225,000

25 Shirley Avenue, Chadderton, Oldham, OL9 8DH

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****REDUCED** **CHAIN FREE** **SEMI-DETACHED** **EXTENDED** **THREE BEDROOMS** **CUL-DE-SAC** **WELL PRESENTED** **MODERN KITCHEN AND BATHROOM** **DETACHED GARAGE** **FRONT AND REAR GARDENS** **SHARED DRIVEWAY****

Mcdermott & Co are delighted to bring to the market this rear extended three bedroomed semi detached house situated in a cul-de-sac location in the sought after Chadderton area. The property which has been modernised throughout and benefits from UPVC double glazing and gas central heating briefly comprises of entrance porch, lounge, dining room with patio doors leading out to rear garden, fully fitted modern kitchen, 3 bedrooms and contemporary family bathroom. Externally presents a front paved garden with shared driveway for two cars leading to detached garage and gated access to a split rear garden with paved patio and lawned areas. Well located for access to local schools, supermarkets and plenty of amenities. 2 minute drive for M60 access and Moston Train Station for links between Manchester and Rochdale. ****Viewings recommended****

Porch

Front entrance, leading to lounge.

Lounge

11'3x15'4 (3.43mx4.67m)

Bay window to front, carpeted, radiator, TV point, access into kitchen/diner, neutral décor.

Dining Room

11'8x15'4 (3.56mx4.67m)

Stairs off leading to first floor, walnut laminate, under stairs storage cupboard, radiator, window to side, patio doors leading out to rear patio area and garden, open access into kitchen.

Kitchen

11x5'8 (3.35mx1.73m)

Range of fitted wall and base units in Ivory gloss finish with complimentary black quartz worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, integrated fridge freezer, Granite tiled floor, under unit lighting and recessed ceiling LED lighting, velux roof lights, window to side and rear, radiator.

Stairs

5'8" x 6'1" (1.73 x 1.85)

Carpeted, window to side, spindled balustrade, loft access.

Bedroom 1

11'1x9'2 (3.38mx2.79m)

Rear facing bay window, carpeted, radiator.

Bedroom 2

12'5x9'4 (3.78mx2.84m)

Front facing bay window, carpeted, radiator.

Bedroom 3

6'1x5'8 (1.85mx1.73m)

Rear facing window, carpeted, range of fitted wardrobes in white finish.

Family Bathroom

5'9x5'8 (1.75mx1.73m)

Three piece bathroom suite in white comprising Vanity sink and toilet, walk in combi powered shower enclosure, heated chrome towel rail, fully tiled walls and floor, recessed lighting, window to front.

External

Garden fronted with shared driveway to side leading to detached garage, well maintained rear garden with patio and lawned area.

Tenure

We have been advised that the property is Freehold.

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

