



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£249,950**

11 Severn Road, Oldham, OL8 3PU

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**\*\*REDUCED\*\* \*\*CHAIN FREE\*\* \*\*DETACHED BUNGALOW\*\* \*\*CUL-DE-SAC\*\* \*\*GARAGE\*\* \*\*LARGE CORNER PLOT\*\* \*\*DRIVEWAY\*\* \*\*LARGE FRONT AND REAR GARDENS\*\* \*\*WELL MAINTAINED THROUGHOUT\*\* \*\*CONVENIENT LOCATION\*\***

We offer to the market this two bedroom detached bungalow occupying a large corner plot situated on a quiet cul-de-sac in Oldham. Well maintained throughout and briefly comprising of entrance porch, hallway with multiple storage, good sized lounge, family shower room, two double bedrooms and a modern kitchen/diner with patio door leading out to the rear. Externally presents a large front lawn garden, driveway for up to three cars, access to attached garage and gated side access to a well maintained large paved rear garden. Warmed by gas central heating and UPVC double glazing throughout. This property would make an ideal purchase for a family or buyers looking for their forever home with surrounding useful local amenities and commended primary and secondary schools within walking distance. Ready to occupy by the successful buyer complete with the property benefitting from no onward chain. 5 minute drive to Hollinwood tram stop for links between Manchester City Centre and Oldham and also bus and M60 motorway routes access via Oldham Road. Viewings highly recommended to appreciate this much loved family home.

## Porch

Double doors, front entrance, access into hallway.

## Entrance Hallway

Carpeted, radiator, two storage cupboards, access to all rooms.

## Lounge

Front facing window, fitted blinds, carpeted, radiator, electric fire with surround and hearth, neutral decor.

## Kitchen/Diner

Rear facing window with rear patio door, range of wall and base units in sand wood effect with complimentary worktops, inset stainless steel sink, tiled splash back, openings and points for white goods, carpeted, TV point, neutral decor.

## Bedroom 1

Rear facing window, fitted blinds, carpeted, radiator, fitted wardrobes, neutral decor.

## Bedroom 2

Front facing window, fitted blinds, carpeted, radiator, fitted wardrobes, neutral decor.

## Family Shower Room

Side facing window, three piece bathroom suite in white, WC, vanity sink basin, electric shower enclosure with glass sliding doors, fully tiled walls and flooring radiator, neutral décor.

## Externally

Large front lawn garden, driveway for up to 3 cars, attached garage, gated access through to rear paved garden.

## Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 1st of September 1980 with Ground Rent of £30.00 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 You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

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## Directions

