



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£344,950**

3 Roachwood Close, Chadderton, Oldham, OL9 9UN



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**\*\*REDUCED\*\* \*\*CHAIN FREE\*\* \*\*CUL-DE-SAC\*\* \*\*BEAUTIFULLY PRESENTED\*\* \*\*DETACHED\*\* \*\*DETACHED GARAGE\*\* \*\*FRONT AND REAR GARDENS\*\*  
**\*\*DRIVEWAY\*\* \*\*SOUGHT AFTER AREA\*\* \*\*IDEAL FOR FAMILIES\*\*****

Modermott & Co are delighted to offer to the market this stunning 3 bed detached family home nestled in a quiet cul-de-sac on the sought after Firwood Park Estate in Chadderton. Occupying a large corner plot which boasts a well-maintained front garden with block paved driveway for up to 3 cars and a detached garage with electric door and ample storage space. Internally comprises of entrance hallway with ground floor WC, lounge, modern kitchen with breakfast bar seating, conservatory/2nd reception rooms with door leading out to the rear garden, 3 bedrooms and Jack and Jill 4 piece bathroom complete with walk in shower. The rear of the property shows of a beautiful rear garden which has recently been renovated with paved and artificial grass areas. The property is well situated for access to local primary and secondary schools such as Mills Hill Primary and North Chadderton High School, amenities and facilities making this an ideal purchase for families. 15 minute walk to Mills Hill train station for links between Manchester City Centre and Rochdale Town Centre. Viewings highly recommended to appreciate this much loved family home.

## Entrance Hall

Front entrance, laminate flooring, access to downstairs WC, stairs off to first floor.

## Downstairs WC

5'11x2'6 (1.80mx0.76m)

Front facing frosted glass window, two piece bathroom suite in white, WC, sink basin, tiled flooring, neutral decor.

## Lounge

14'1x12'3 max (4.55mx3.73m max)

Front facing window with venetian blind, radiator, TV point, floating chimney breast with inset electric fire feature, laminate flooring, neutral decor.

## Kitchen

10'10x15'10 (3.30mx4.83m)

Side facing window with venetian blind, range of wall and base units in white, complimentary grey quartz worktops, island with base units and worktop with breakfast bar seating and inset sink with mixer tap over, integrated fridge/freezer, double oven, washing machine and dishwasher, gas ring hob with extractor over and charcoal glass splash back, under unit LED lighting, kickboard lighting, tiled flooring, radiator, neutral decor, under stair storage/pantry, spotlights, ceiling pendants over island, entrance through to conservatory.

## Conservatory

8'4x15'10 (2.54mx4.83m)

Rear facing with windows occupying 3 external walls, blinds, radiator, laminate flooring, TV point, spotlights, two rooflights, door leading out to rear garden, neutral decor.

## Stairs

Carpeted, entrance to landing with side facing window, access to all first floor rooms, storage cupboard.

## Bedroom 1

8'4x15'10 (2.54mx4.83m)

Rear facing with two windows, white venetian blinds, carpeted, radiator, TV point, spotlights, access to family bathroom, neutral decor.

## Bedroom 2

10'x8'4 (3.05mx2.54m)

Front facing with window, blinds, carpeted, TV point, radiator, neutral decor.

## Bedroom 3

6'11x7'2 (2.11mx2.18m)

Front facing window, blinds, laminate flooring, radiator, neutral decor.

## Jack and Jill Family Bathroom

7'9x9'5 max (2.36mx2.87m max)

Side facing window, venetian blind, 4 piece bathroom suite in white, concealed WC, vanity sink with mirror and storage, bath with mixer taps over, electric walk in shower with glass screen, fully tiled walls and flooring, chrome heated towel rail, spotlights, neutral decor.

## Externally

Front lawned garden, block paved open driveway, separate garage with electric door, gate access to rear garden.

## Tenure

The vendors have confirmed 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

