



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£349,500**

3 Woodlea, Chadderton, Oldham, Lancashire, OL9 9UT



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**\*\*REDUCED\*\* \*\*CUL-DE-SAC\*\* \*\*DETACHED\*\* \*\*DOUBLE EXTENDED\*\* \*\*THREE BEDROOMS\*\* \*\*THREE RECEPTION ROOMS\*\* \*\*WELL PRESENTED\*\*  
**\*\*FIRWOOD PARK ESTATE\*\* \*\*DRIVEWAY\*\* \*\*FRONT AND REAR GARDENS\*\* \*\*IDEAL FOR FAMILIES\*\*****

A beautifully presented three bedroomed detached family home privately situated in a quiet cul-de-sac on Woodlea, Firwood Park. A modern but warm interior throughout with the property briefly comprising of entrance porch, lounge with enclosed stairs off to the first floor, modern kitchen complete with NEFF appliances opening up into the dining room, office/study, large conservatory, three bedrooms and a spacious 4 piece family bathroom. Externally occupies a corner plot with front lawned garden and mature trees creating privacy for the property, block paved driveway for two cars, gated access to the rear with additional parking, brick built shed/workshop and a well maintained and mature garden which has been fully paved with up lighting features to create a beautiful setting for families to enjoy. Ready to occupy by the successful buyer and located in a highly sought after area which is surrounded by commended primary and secondary schools, local amenities/supermarkets and 15 minute walk to Mills Hill train stop for links to Manchester City Centre. We highly recommend viewings to appreciate what this much loved family home has to offer.

## Entrance Porch

4x5'1 (1.22mx1.55m)

Front entrance, access into lounge.

## Lounge

15'9x14'6 (4.80mx4.42m)

Front facing window with vertical blinds, wood flooring, radiator, gas fire with surround and hearth, set of wall lights, TV point, neutral decor, stairs enclosed up to first floor.

## Kitchen

8'3x14'6 (2.51mx4.42m)

Rear facing window, range of wall and base units in light wood effect with complimentary korean worktops, inset sink with mixer tap, NEFF gas hob with NEFF extractor over, integrated double NEFF oven, integrated fridge freezer, amtico flooring, spotlights, neutral decor, opening into dining room.

## Dining Room

9'6x8'4 (2.90mx2.54m)

Carpeted, spotlights, radiator, access into office, double doors into conservatory, neutral decor.

## Office

8'8x5'1 (2.64mx1.55m)

Front facing window, carpeted, fitted desk and cupboard storage, radiator, spotlights, neutral decor.

## Conservatory

12'3x18'2 (3.73mx5.54m)

Rear facing, full UPVC double glazed windows, bamboo wood flooring, TV point, double patio doors out to the rear, neutral decor.

## Stairs

Door to access, carpeted, access to landing and all first floor rooms.

## Bedroom 1

13'10x8'3 (4.22mx2.51m)

Front facing window, vertical blinds, carpeted, radiator, fitted wardrobes and storage, TV point, neutral decor.

## Bedroom 2

10'2x8'3 (3.10mx2.51m)

Rear facing window, vertical blinds, carpeted, radiator, fitted wardrobes and storage, TV point, neutral decor.

## Bedroom 3

7'11x6'10 to largest point and 9'x5'1 (2.41mx2.08m to largest point and 2.74mx1.55m)

Front facing window, vertical blinds, carpeted, radiator, fitted wardrobes and storage, TV point, neutral decor.

## Family Bathroom

5'7x6'10 and 9'6x7'5 (1.70mx2.08m and 2.90mx2.26m)

Rear facing window, 4 piece bathroom suite in white, thermostatic shower with glass sliding door and screen, bath, WC and vanity sink, chrome heated towel rail, tiled walls and flooring, spotlights, neutral decor.

## Externally

Front lawned garden, block paved driveway for 2 cars, double gates to rear, additional off road parking, brick built shed/workshop, rear paved garden with mature trees surrounding and floor up lights.

## Tenure

The vendor has confirmed the property is Leasehold with annual ground rent of £45.00 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

