



MCDERMOTT & CO

THE PROPERTY AGENTS



£299,950

34 Kensington Avenue, Chadderton, Oldham, OL9 0NL

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****CUL-DE-SAC** **LINKED DETACHED** **IDEAL FOR FAMILIES** **DRIVEWAY FOR TWO CARS** **FRONT AND REAR GARDENS** **DOWNSTAIRS WC** **MODERN FAMILY BATHROOM** **PLAYROOM/2ND RECEPTION ROOM** **SOUGHT AFTER AREA****

Mcdermott & Co are delighted to offer to the market this three bedroomed linked detached family home nestled in a quiet cul-de-sac on the sought after adjacent to the Firwood Park Estate in Chadderton. To the front a block paved driveway for up to two cars. Internally comprises of entrance hallway with ground floor WC, lounge, kitchen/diner, playroom/2nd reception rooms with door leading out to the rear garden, three bedrooms and modern family bathroom. The rear of the property is on three levels with grassed, stoned decked and paved 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. 8 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 Hallway

4'0 x 3'2 (1.22m x 0.97m)

Side facing, laminate flooring, radiator, storage cupboard, neutral decor.

Lounge

17'0 x 11'10 (5.18m x 3.61m)

Front facing, carpeted, radiator, spotlights in ceiling feature, tv point, neutral decor, stairs off

Kitchen/Diner

9'0 x 15'4 (2.74m x 4.67m)

Rear facing, two windows, range of fitted wall and base units in Ash 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, plumbing for dishwasher, spotlights, neutral decor.

Playroom/2nd Reception Room

19'0 x 8'2 (5.79m x 2.49m)

Rear facing, laminate flooring, radiator, plumbing for washer, neutral decor, patio doors leading to rear garden.

Downstairs WC

6'0 x 3'2 (1.83m x 0.97m)

Front facing, two piece bathroom suite in white comprising sink and toilet, partly tiled walls, laminate flooring, neutral decor.

Stairs

Stairs leading to all first floor rooms, carpeted, radiator, window to top of the stairs, neutral decor.

Bedroom One

14'0 x 8'8 (4.27m x 2.64m)

Front facing, carpeted, radiator, built in wardrobes, two built in bed side cabinets, built in dressing table, neutral decor.

Bedroom Two

9'0 x 8'7 (2.74m x 2.62m)

Rear facing, carpeted, radiator, built in storage cupboard, neutral decor.

Bedroom Three

11'0 x 6'7 (3.35m x 2.01m)

Front facing, carpeted, radiator, neutral decor.

Family Bathroom

6'0 x 6'9 (1.83m x 2.06m)

Rear facing, modern three piece bathroom suite in white comprising vanity sink, toilet, rainfall shower over bath, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Externally

To the front of the property there is a block paved driveway for two cars and lawned garden and private rear garden on three levels with decked area, paved area, lawned area and stoned area.

Tenure

We have been advised by the vendors that the property is Freehold.

Stamp Duty

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own. You usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 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 second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

