



MCDERMOTT & CO

THE PROPERTY AGENTS



**£149,950**

3 Hopkin Avenue, Oldham, OL1 4DX

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**\*\*TOWN HOUSE\*\* THREE BEDROOMS \*\*IDEAL FIRST TIME HOME OR INVESTMENT OPPORTUNITY\*\*QUIET LOCATION\*\***

Mcdermott & Co., offer to the market this three bedroom mid town house which is located in a quiet location and offers potential for the first time buyer or investor. The property which is warmed by gas central heating and has upvc double glazing briefly comprises of: Entrance, lounge, kitchen, to the first floor are three bedrooms, two of them being double and a family bathroom. Externally there are gardens to both front and rear.

## Entrance hall

6'10 x 3'9 (2.08m x 1.14m)

With stairs to the first floor and access to the lounge.

## Lounge

14'9 x 11'4 (4.50m x 3.45m)

With front facing upvc double glazed window, feature fire surround housing electric fire, arch to kitchen, laminate flooring, radiator, neutral decor.

## Kitchen/Diner

8'8 x 15'2 (2.64m x 4.62m)

Range of white wall and base units with wood effect work surfaces, inset stainless steel sink, gas hob with oven below and extractor, ceramic tiled floor, upvc rear door with window to side and second upvc double glazed window, gas central heating boiler, partly tiled walls in white and white decor, central heating radiator.

## Stairs and Landing

Neutral decor, carpeted, spindles and balustrade to landing, access to all bedrooms and bathroom.

## Bedroom 1

11'1 x 11'3 (3.38m x 3.43m)

Neutral decor, upvc double glazed window to front, radiator, built in robe with sliding mirror doors, white laminate flooring.

## Bedroom 2

10'3 x 8'2 (3.12m x 2.49m)

Front facing upvc double glazed window, neutral decor, laminate flooring, radiator.

## Bedroom 3

10'3 x 6'11 (3.12m x 2.11m)

With rear facing upvc double glazed window, neutral decor, laminate flooring, radiator.

## Bathroom

5'6 x 7'6 (1.68m x 2.29m)

Fully tiled walls, ceramic tiled floor, upvc double glazed window to the rear, three piece white bathroom suite with shower over the bath, radiator.

## External

Enclosed garden area to the front, rear garden has brick outbuilding and shed, paved area and raised lawned area.

## Tenure

We have been advised by the vendors 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
- 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

