



MCDERMOTT & CO
THE PROPERTY AGENTS



£210,000

74 Teasdale Close, Chadderton, Oldham, OL9 8AS

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****CHAIN FREE** **TRUE BUNGALOW** **TWO BEDROOMS** **DRIVEWAY****

McDermott & Co are pleased to bring to the market this two bedroomed true bungalow nestled in a quiet area of Chadderton which is in need of some TLC but has huge potential. Situated in close proximity to local amenities and the M60 motorway. The property comprises of entrance hallway, bathroom, lounge, kitchen, two bedrooms. Externally at the front of the property there is a stoned driveway and lawned garden and to the rear a spilt level garden with decked area and lawned garden.

Entrance Hallway

3'1 x 10'6 (0.94m x 3.20m)
Side entrance, radiator, neutral decor.

Bathroom

6'1 x 6'6 (1.85m x 1.98m)
Side facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, partly tiled walls and floor, neutral decor.

Lounge

14'9 x 11'9 (4.50m x 3.58m)
Front facing, radiator, fireplace with surround and hearth. neutral decor.

Kitchen

8'3 x 9'8 (2.51m x 2.95m)
Front facing, range of fitted wall and base units in white finish with complimentary wooden worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, vinyl flooring, radiator, plumbing for washer, neutral decor.

Hallway

6'5 x 2'9 (1.96m x 0.84m)
Neutral decor.

Bedroom One

13'10 x 10'11 (4.22m x 3.33m)
Rear facing, radiator, neutral decor.

Bedroom Two

10'4 x 1'-6 (3.15m x 0.30m-1.83m)
Rear facing, radiator, neutral decor.

Externally

To the front of the property there is a stoned driveway and lawned garden and to the rear and spilt level garden with decked area and lawned garden.

Tenure

We have been advised by the vendors that the property is Leasehold of 999 years from 25th of September 1955 with Ground Rent of £6.00 per annum.

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 will usually pay 5% on top of these rates if you own another residential property.

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

