



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£330,000**

22 Olive Crescent, Chadderton, Oldham, OL9 7FG

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\*IDEAL FOR FAMILIES\*MODERN BUILT DETACHED\*FOUR DOUBLE BEDROOMS\*GARAGE\* DOUBLE DRIVEWAY\*FOUR PIECE FAMILY BATHROOM\*DOWNSTAIRS WC\*

McDermott & Co are pleased to offer to the market this four double bedroomed detached property situated on a quiet crescent in a popular and convenient location with good local transport links. Built circa 2012 this modern style home benefits from upvc double glazing and gas central heating. The internal accommodation which is well presented throughout briefly comprises: entrance hall with downstairs WC and stairs leading to first floor , lounge complete with velux roof windows and double doors leading out to the rear garden providing a light and airy living space, open plan kitchen/dining room with double doors leading out to rear garden, to the first floor are 4 double bedrooms and four piece family bathroom. Externally at the front of the property there is tarmacked driveway for two cars, lawned garden and garage. There is a private rear garden, paved patio area and lawned garden with access into garage.

## Entrance Hall

6'6 x 8'3 (1.98m x 2.51m)  
Entrance hall, laminate effect tiled flooring, radiator, neutral decor, understairs storage, stairs off, doors leading to lounge, kitchen and downstairs wc.

## Lounge

16'2 x 11'10 (4.93m x 3.61m)  
Rear facing, laminate effect tiled flooring, radiator, tv point, three velux windows, patio doors leading to rear garden.

## Downstairs WC

3'0 x 6'9 (0.91m x 2.06m)  
Two piece bathroom suite in white comprising sink and toilet, tiled splashback, radiator, vinyl flooring, neutral decor.

## Kitchen/Diner

25'10 x 8'11 (7.87m x 2.72m)  
Front facing, range of fitted wall and base units in White and gloss wood grain finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and grill, gas hob with extractor hood over, integrated fridge freezer, integrated washer/ dryer, tiled flooring, spotlights, neutral decor.

## Dining Area

Side facing into bay window, tiled flooring, radiator, neutral decor, two velux windows, wall light, neutral decor, patio doors leading to rear garden.

## Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, window to the front, landing - carpeted, radiator, neutral decor, storage cupboard and loft access.

## Bedroom One

10'2 x 13'1 (3.10m x 3.99m)  
Front and side facing, carpeted, radiator, neutral decor.

## Bedroom Two

9'10 x 10'6 (3.00m x 3.20m)  
Rear and side facing, carpeted, radiator, neutral decor.

## Bedroom Three

9'9 x 9'2 (2.97m x 2.79m)  
Front facing, carpeted, radiator, neutral decor.

## Bedroom Four

9'10 x 9'3 (3.00m x 2.82m)  
Rear facing, carpeted, radiator, neutral decor.

## Family Bathroom

6'4 x 9'0 (1.93m x 2.74m)  
Rear facing, Four piece bathroom suite in white comprising sink and toilet, shower cubicle, heated chrome towel rail, partly tiled walls, vinyl flooring, spotlights, neutral decor.

## External

To the front of the property there is tarmacked driveway for two cars, lawned garden and garage. There is a private rear garden, paved patio area and lawned garden, door into garage.

## Tenure

We have been advised by the vendors that the property is Leasehold for 250 years from 30th of March and Ground Rent of £100.00 half yearly.

## 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

