



MCDERMOTT & CO
THE PROPERTY AGENTS



£265,000

36 Hillingdon Close, Hollinwood, Oldham, OL8 3QJ

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*CHAIN FREE *SEMI DETACHED *THREE BEDROOMS *CUL-DE-SAC *DRIVEWAY *LOUNGE/DINER *CONSERVATORY *SHOWER ROOM*

Situated in a quiet cul-de-sac and offered with no upwards chain McDermott & Co are pleased to bring to the market this three bedroomed semi detached property located close to local amenities and transport links. Internally briefly comprising: entrance porch, hallway, open plan lounge/dining, kitchen and conservatory which looks out on to rear garden, stairs off hallway leading to three bedrooms and shower room. Externally at the front of the property there is a paved driveway and mature garden with stones and private rear courtyard style garden.

Entrance Porch

5'1 x 3'5 (1.55m x 1.04m)
Entrance porch, white UPVC, vinyl flooring, shelving, neutral decor.

Hallway

5'2 x 4'11 (1.57m x 1.50m)
Carpeted, neutral decor, stairs off, door leading into lounge.

Lounge

7'6 x 23'9 (2.29m x 7.24m)
Front into bay window, and rear facing, carpeted, radiator, wall lights, electric log burn effect fire with surround and hearth, neutral decor, panelled wall features.

Dining Area

Rear facing, carpeted, radiator, neutral decor, panelled wall features, double doors leading into conservatory.

Kitchen

7'0 x 11'5 (2.13m x 3.48m)
Rear facing, range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, washing machine, tiled effect vinyl flooring, radiator, spotlights, neutral decor.

Conservatory

9'1 x 8'10 (2.77m x 2.69m)
Rear facing, white upvc, radiator, tiled flooring, bricked walls, door leading into rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, partly panelled walls, neutral decor, - landing - window to top of stairs, carpeted, neutral decor, storage cupboard, loft access.

Bedroom One

8'4 x 14'3 (2.54m x 4.34m)
Front facing, carpeted, radiator, built in wardrobes, cupboards and two bedside cabinets.

Bedroom Two

8'8 x 9'2 (2.64m x 2.79m)
Rear facing, vinyl flooring, radiator, neutral decor.

Bedroom Three

6'6 x 8'5 (1.98m x 2.57m)
Front facing, carpeted, radiator, overstairs storage, neutral decor.

Shower Room

5'11 x 6'4 (1.80m x 1.93m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, walk in shower enclosure, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights.

Externally

To the front of the property there is a paved driveway and mature garden with stones and private rear garden with stoned path, courtyard style garden, decorative path features.

Tenure

We have been advised by the vendors that the property is Leasehold for 900 years from 1st of January 1976 with Ground Rent of £25.00 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

