



MCDERMOTT & CO
THE PROPERTY AGENTS



£260,000

18 Olive Crescent, Chadderton, Oldham, OL9 7FG

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McDermott & Co are delighted to bring to the market this delightful semi-detached house which offers a perfect blend of modern living and comfort. Built in 2012, the property boasts a contemporary design that is both stylish and functional.

Upon entering the property you are welcomed into a spacious hallway with downstairs wc and a large storage cupboard with kitchen off with integrated appliances.

Light and spacious Living space with a dining area with Velux windows and patio doors leading out to rear garden.

A modern and neutral Four piece family bathroom and 3 good sized bedrooms.

Entrance Hallway

Entrance hallway, carpeted, radiator, neutral decor, doors leading downstairs wc, storage cupboard, lounge, kitchen off.

Downstairs WC

6'11 x 3'1 (2.11m x 0.94m)

Front facing, three piece bathroom suite in white comprising toilet, sink, tiled splashback, radiator, vinyl flooring, neutral decor.

Kitchen

13'1 x 12'8 (3.99m x 3.86m)

Front 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 double electric oven and gas hob with extractor hood over, integrated fridge freezer, , free standing washing machine, space for a dryer, vinyl flooring, spotlights, radiator.

Lounge/Diner

20'0 x 16'0 (6.10m x 4.88m)

Rear facing, carpeted, two radiators, three velux windows, patio doors leading to rear garden, neutral decor. stairs off.

Stairs and Landing

Stairs leading to all first floor rooms, carpeted, neutral decor, loft access.

Bedroom One

11'4 x 8'10 (3.45m x 2.69m)

Rear facing, carpeted, radiator, neutral decor, built in mirrored wardrobes.

Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Three

7'0 x 6'10 (2.13m x 2.08m)

Rear facing, carpeted, radiator.

Family Bathroom

9'3 x 6'11 (2.82m x 2.11m)

Rear facing, four piece bathroom suite in white comprising sink and toilet, bath, shower cubicle, heated chrome towel rail, partly tiled walls, vinyl flooring. spotlights, neutral decor.

External

To the front of the property there is a grassed area and concrete driveway for two cars leading down the side of the property. A private rear facing garden with grassed area and paved patio area.

Tenure

We have been advised by the vendors that the property is Leasehold for 250 years from 30th March 2011 with Ground Rent of £100.00 6 months.

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

