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THE PROPERTY AGENTS

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**£449,950**

6 Sholver Hill Close, Oldham, OL1 4NS

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McDermott & Co are pleased to present this beautiful 5 bedroom detached bungalow with an impressive Dorma, having undergone a extensive refurbishment programme by the current owners this property boasts a spacious layout & beautifully designed interior, this stunning home provides modern living accommodation throughout. The heart of the home is undoubtedly the well-appointed ground floor open plan kitchen & dining area finished to the highest of standards, which seamlessly connects to the main lounge looking out on to the rear garden. This property also benefits from a large pantry, utility room, downstairs office room & a downstairs toilet, CCTV & alarm system.

Featuring 5 double bedrooms each boasting unique features, The master bedroom is located on the second floor with En-suite, three further double bedrooms are located on the second floor along with a family bathroom, on the ground floor is where you will find a further double bedroom conveniently separated off with its own walk in wardrobe & bathroom.

## Entrance/Hallway

10'4 x 3'8 (3.15m x 1.12m)

Entering the property to a welcoming entrance hallway, wood laminate flooring and radiator leading into the kitchen/diner room.

## Ground floor bathroom

4'6 x 1'11 (1.37m x 3.38m)

Compromising of white floating wall basin and toilet along with a bidet, wood laminate flooring with tiled walls, enclosed shower, stainless steel heated towel rail, neutral decor.

## Lounge

35'8 x 20'5 (10.87m x 6.22m)

Rear facing lounge with neutral décor, wood laminate flooring, radiator and 2 sets of sliding door leading to rear garden, the feature large roof window allows lots of natural light to fill the room. Doors leading to an office and throughway into the kitchen/diner.

## Kitchen/Diner

15'6 x 7'2 (4.72m x 2.18m)

Beautiful presented front facing kitchen with a range of wall and base units with complimentary work tops, sink and integrated double smeg opera oven, 1.2m pizza oven and rotisserie, with over head extractor fan, wood laminate flooring , feature light fitting. Doors leading to utility and pantry.

## Office

11'2 x 9'4 (3.40m x 2.84m)

Rear facing window which allows light to beam into this office. wood laminate flooring and radiator, A great space to work and also relax. Could be used for a variety of uses.

## Pantry

9'11 x 4'0 (3.02m x 1.22m)

Situated between the kitchen and laundry room, featuring cupboard space for storage, wood laminate flooring, radiator and neutral décor.

## Laundry Room

8'9 x 6'1 (2.67m x 1.85m)

Rear facing laundry room, with worktop and splash back, sink, storage, and space for washing machine and dryer. Tiled flooring and radiator. Door leading to rear garden.

## Bedroom 2

13'4 x 11'0 (4.06m x 3.35m)

Ground floor, front facing bedroom with separate walk in wardrobe and direct access to ground floor bathroom, wood laminate flooring, radiator, bay windows to front.

## Landing

2'11 x 11'8 (0.89m x 3.56m)

Wood laminate flooring, neutral décor, doors leading to family bathroom and 4 bedrooms, window to the side of the house.

## Wardrobe

5'5 x 7'10 (1.65m x 2.39m)

Situation between bedroom 2 and the ground floor bathroom, a fantastic space with built in wardrobes, wood laminate flooring and radiator.

## Bedroom 1

12'11 x 9'5 (3.94m x 2.87m)

Front facing bedroom, neutral décor, wood laminate flooring, radiator with fitting wardrobe. Direct access to en-suite.

## En-Suite

5'10 x 7'1 (1.78m x 2.16m)

Beautiful presented, rear facing, wood laminate flooring and tiled walls, compromising of a white floating wall basin, toilet and bidet toilet. Enclosed shower, Stainless steel heated towel rail, neutral décor,

## Bedroom 3

9'9 x 14'4 (2.97m x 4.37m)

Front facing bedroom, neutral décor, wood laminate flooring, radiator with fitting wardrobe/storage around bed area.

## Bedroom 4

9'10 x 11'3 (3.00m x 3.43m)

Rear facing bedroom, neutral décor, wood laminate flooring, radiator.

## Bedroom 5

9'10 x 9'6 (3.00m x 2.90m)

Front facing bedroom, neutral décor, wood laminate flooring, radiator with Velux widow.

## Family bathroom

5'9 x 9'0 (1.75m x 2.74m)

Front facing family bathroom, compromising of white built in bath with integrated shower, white toilet, floating basin and grohe taps, wood laminate flooring,tiled floors and walls, heated stainless steel towel rail.

## External

Beautifully designed rear garden with outdoor shed with electrics and log storage area, to the front of the property is a private driveway for two cars and front garden area.

## Tenure

Freehold

## Stamp Duty Land Tax

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

