# MCDERMOTT & CO

THE PROPERTY AGENTS

## £220,000

28 Sloane Avenue, Lees, Oldham, OL4 3NZ

# 28 Sloane Avenue, Lees, Oldham, OL4 3NZ

McDermott & Co are proud to present this well-presented two-bedroom semi-detached home, occupying a popular residential position on Sloane Avenue in the sought-after area of Lees, Oldham.

Offering approximately 784 sq ft of accommodation, this attractive property is ideally suited to first-time buyers, downsizers and investors alike. Well maintained throughout, the home provides comfortable living space with excellent potential for buyers looking to personalise and add their own stamp.

The accommodation briefly comprises an entrance hallway, spacious lounge and modern dining kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom, whilst a useful loft room provides valuable additional space for storage, hobbies or home working.

## Porch
Side porch entrance.

## Lounge
17'8 x 15'0 (5.38m x 4.57m)
A bright and spacious lounge with a large front-facing window allowing plenty of natural light throughout.

Benefiting from fitted carpeting, a radiator and ceiling light fitting, the room offers ample space for seating and everyday living. A feature electric fire provides a focal point, whilst the open staircase enhances the sense of space.

## Dining Kitchen
8'3 x 13'10 (2.51m x 4.22m)
A spacious dining kitchen fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

The kitchen incorporates an integrated double oven, electric hob, inset sink and drainer unit and space for additional appliances. A window overlooking the side elevation and a rear door provide natural light throughout.

The dining area offers ample space for a table and chairs, making it ideal for everyday dining and family meals. Benefiting from wood-effect flooring and ceiling lighting, this bright and practical room is perfectly suited to modern living.

## Stairs & Landing
A unique split-level staircase and landing arrangement adds character and interest to the home. From the entrance level, stairs descend to the spacious lounge, whilst a separate flight of stairs rises to the kitchen and second bedroom.

A further staircase leads to the upper level, providing access to the principal bedroom and bathroom accommodation. Benefiting from fitted carpeting, ceiling lighting and neutral décor throughout, the landings create a practical flow between the different levels of the home whilst enhancing the sense of space

## Bedroom One
14'6 x 9'2 (4.42m x 2.79m)
A spacious double bedroom benefiting from a large window allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and pendant lighting.

A particular feature is the comprehensive range of fitted wardrobes, cupboards and overhead storage, providing excellent built-in storage whilst maximising the available floor space.

## Bedroom Two
8'11 x7'7 (2.72m x2.31m)
A well-presented single bedroom benefitting from fitted carpeting, a radiator and ceiling light fitting.

Ideal as a bedroom, nursery or home office, this bright and versatile room features full-height sliding patio doors opening directly onto the rear patio area. The glazed doors allow an abundance of natural light into the room whilst providing pleasant views and direct access to the outdoor space.

## Bathroom
5'7 x 5'10 (1.70m x 1.78m)
A family bathroom fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC.

The room benefits from fully tiled walls, a heated towel radiator, ceiling light fitting and a frosted window providing natural light and ventilation.

## Loft Room
14'9 x 6'7 (4.50m x 2.01m)
A useful loft room accessed via a fixed staircase, providing valuable additional space. Benefiting from fitted carpeting, a radiator, ceiling lighting and a Velux roof window allowing plenty of natural light.

The room also features useful built-in storage cupboards fitted into the eaves, maximising the available space.

## External
To the front, the property benefits from a substantial block-paved driveway providing off-road parking for multiple vehicles, together with a beautifully maintained lawned garden, mature planting and well-stocked borders. A detached garage provides additional parking, storage or workshop space.

To the rear is a private tiered garden, thoughtfully designed for low-maintenance enjoyment and outdoor entertaining. A generous paved patio area provides ample space for seating and dining, whilst raised terraces, established planting and decorative borders create an attractive and well-maintained outdoor environment.

Further benefits include a useful detached outbuilding/store, external lighting and gated side access. Beautifully maintained throughout, the tiered garden offers a variety of seating areas and perfectly complements the accommodation on offer.

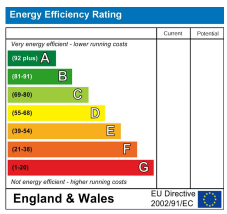
## Tenure - Leasehold
The property is listed as leasehold with 949 years remaining and an annual ground rent of £15 pa

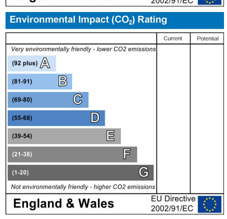
## Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether 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

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