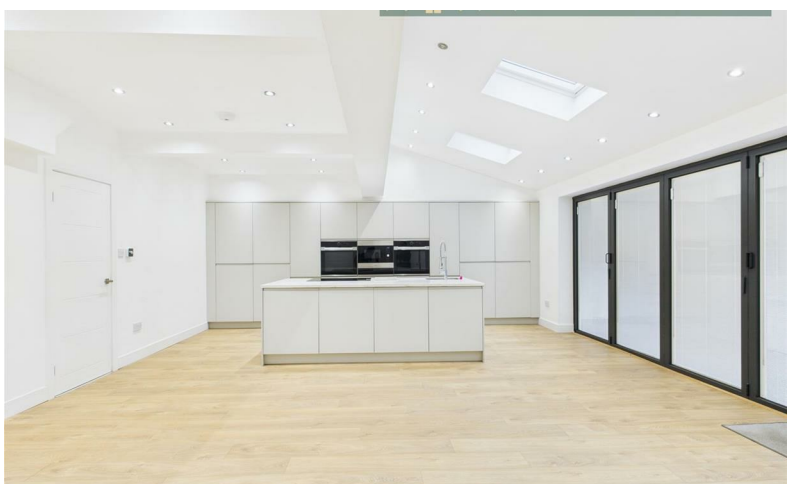
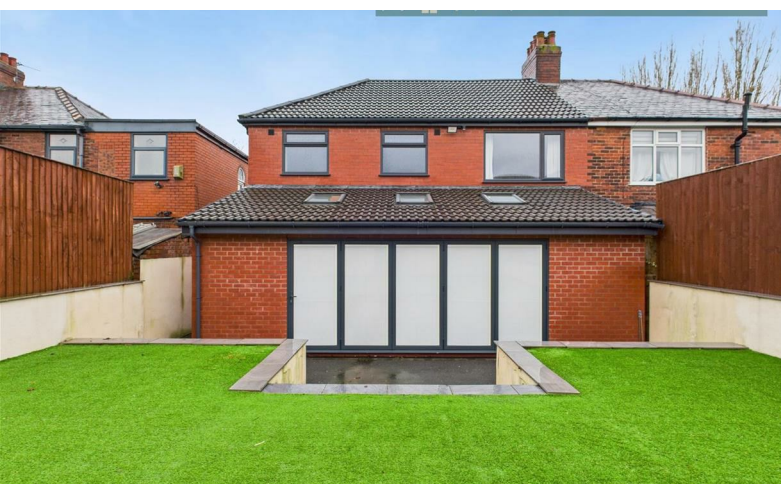




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£419,950**

233 Broadway, Chadderton, Chadderton, Oldham, OL9 8RR



# 233 Broadway, Chadderton, Chadderton, Oldham, OL9 8RR

McDermott & Co are proud to present to the market this beautiful, double extended four bedroom semi-detached home in Chadderton.

Offered with chain free vacant possession & sitting set back & elevated from the main road.

Upon entering, you are welcomed into a spacious hallway which leads you through to the lounge and spacious open plan dining kitchen complete with bi-fold doors connecting the rear garden to the internal area providing a large & welcoming space perfect for entertaining. The kitchen area is finished in soft grey & boasts a variety of appliances, there is also a separate utility room and down stairs WC.

Stairs off the entrance hall lead to the first floor four bedrooms, three of which are doubles with a en-suite bathroom to the master. Separate family shower room.

### Entrance Hallway

13'8 x 6'5 (4.17m x 1.96m)  
Laminate flooring, radiator, spotlights, neutral decor, stairs off, doors leading into lounge and kitchen/diner.

### Lounge

13'8 x 11'4 (4.17m x 3.45m)  
Front facing into bay window, laminate flooring, radiator, spotlights, neutral decor.

### Kitchen/Diner

18'0 x 23'3 (5.49m x 7.09m)  
Rear facing kitchen diner with a range of soft grey wall and base units with complimentary worktops, integrated appliances including oven, microwave and fridge, wood laminate flooring with under floor heating, 3 x velux windows and bi folding doors leading to the rear. Central island with storage, inset sink and induction hobs.

### Utility Room

13'10 x 4'7 (4.22m x 1.40m)  
Front facing utility room off the kitchen with a range of wall and base units in soft grey and complimentary worktops, stainless steel inset sink with mixer tap, tiled splash back walls and wood laminate flooring.

### Downstairs WC

5'4 x 3'6 (1.63m x 1.07m)  
Side facing downstairs WC comprises white vanity WC and white basin, wood laminate flooring and heated wall towel rail.

### Stairs and Landing

Stairs leading to all first floor rooms, wooden staircase with glass banister, neutral decor - landing - carpeted, neutral decor, spotlights, loft access.

### Bedroom One

12'2 x 11'5 (3.71m x 3.48m)  
Rear facing, carpeted, radiator, spotlights, neutral decor, door leading into en-suite bathroom.

### En-Suite

7'8 x 6'10 (2.34m x 2.08m)  
Rear facing en-suite, fully tiled walls and flooring, free standing bath with mixer tap and shower head, basin and WC, heated wall towel rail.

### Bedroom Two

9'10 x 11'6 (3.00m x 3.51m)  
Front facing into bay window, carpeted, radiator, spotlights, neutral decor.

### Bedroom Three

11'4 x 8'4 (3.45m x 2.54m)  
Rear facing, carpeted, radiator, spotlights, neutral decor.

### Bedroom Four

6'10 x 6'8 (2.08m x 2.03m)  
Front facing bedroom, carpeted, wall radiator and spotlights.

### Shower Room

7'7 x 8'10 (2.31m x 2.69m)  
Rear facing modern fitted walk in shower room comprises of rain fall shower, white basin and low level WC, full tiled walls and flooring and spotlights.

### External

Rear private garden with paved steps to raised Astro turf grass area, to the front is a tarmac drive for two cars, paved steps to Astro turf lawn area.

### Tenure

The property is Leasehold for 999 years starting from 1st of May 1914 with Ground Rent of £10.00 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

