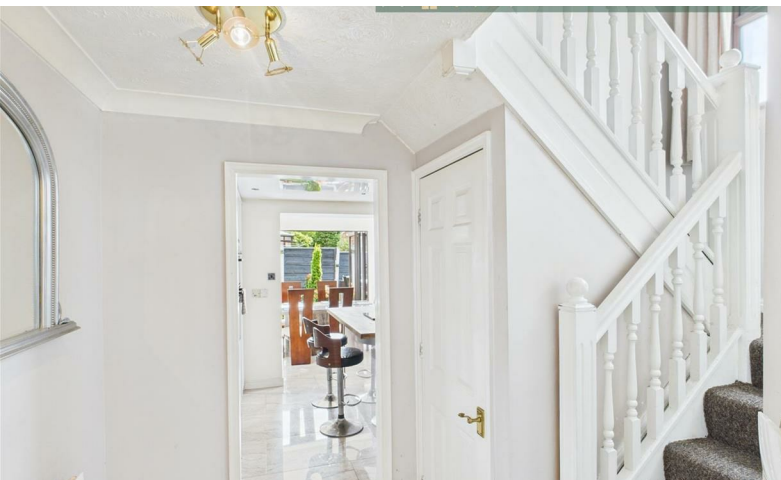




MCDERMOTT & CO
THE PROPERTY AGENTS



£395,000

2 Lowcroft Crescent, Chadderton, Oldham, OL9 9UU

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McDermott and Co are pleased to bring to the market this four bedroom detached house on Lowcroft Crescent, Chadderton, Oldham.

As you enter, you are greeted by a welcoming hallway that leads off to a living area that seamlessly connects to rear dining and lounge area through glass sliding doors, The well-appointed open plan modern fitted kitchen is at the heart of the ground floor, making it a joy for any home cook. The dining area, adjacent to the kitchen, provides a lovely setting for meals with family and friends, this property is filled with lots of natural light through all the large windows.

To the first floor you will find four good sized bedrooms with the master bedroom offering an En-suite and the family bathroom,

Entrance Hallway

17'3 x 3'2 (5.26m x 0.97m)
Neutral décor, with tiled flooring, doors leading to garage.

Lounge

22'0 x 11'4 (6.71m x 3.45m)
Front facing lounge with woof flooring and radiator, sliding glass door in to conservatory.

Kitchen

Modern kitchen with a range of wall and base units with complementary wood work tops, free standing central seating island, integrated double oven and fridge freezer, induction hob with over head extractor fan. Tiled flooring and spotlights.

Dining Room / Lounge

8'4 x 21'1 (2.54m x 6.43m)
Rear facing dining room and lounge area with tiled flooring, radiator and spotlights, double patio doors leading to rear garden and large windows allowing natural light to fill the room.

Downstairs WC

Downstairs WC, comprising or white basin and low level WC, white painted walls and tiled flooring.

Bedroom 1

9'10 x 12'11 (3.00m x 3.94m)
Front facing Bedroom, carpeted with radiator, neutral decor, door leading to en-suite.

En-suite

2'9 x 9'5 (0.84m x 2.87m)
Fully tiled ensuite comprises of low level WC, basin and enclosed shower cubicle and stainless steel heated towel rail.

Bedroom 2

8'10 x 9'5 (2.69m x 2.87m)
Rear facing bedroom carpeted with radiator,. neutral décor and single light fitting.

Bedroom 3

8'3 x 10'2 (2.51m x 3.10m)
Front facing bedroom, carpeted with radiator.

Bedroom 4

9'1 x 7'2 (2.77m x 2.18m)
Rear facing bedroom carpeted with radiator.

Landing

9'4 x 3'2 (2.84m x 0.97m)
Carpeted stairs and landing, with single light fitting, neutral décor and hatch for loft access.

Bathroom

Rear facing bathroom comprises a combination basin and toilet unit bath with shower head and shower screen, fully tiled with spotlights.

Garage

17'3 x 8'3 (5.26m x 2.51m)
Integral garage with electric garage door and electric within the garage.

External

Front facing drive for up the three cars, to the rear of the property is a beautiful enclosed garden with a lawned area and decked seating area.

Tenure

Freehold

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

