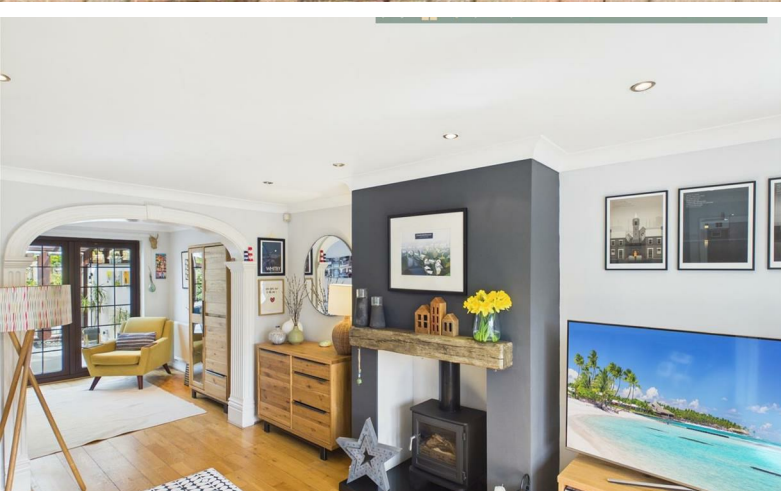




MCDERMOTT & CO
THE PROPERTY AGENTS



£395,000

9 Weatherly Close, Bardsley, Oldham, OL8 2TL

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McDermott & Co are delighted to market this beautiful detached property, nestled in the tranquil cul-de-sac of Weatherly Close, Bardsley, this impressive & extended home offers a perfect blend of comfort and modern living. With four generously sized double bedrooms making this ideal for families seeking space and versatility.

The heart of the home is undoubtedly the large extension at the rear which is open into the kitchen, providing a bright and airy living & dining area that overlooks the beautifully maintained garden. A delightful space perfect for entertaining guests or enjoying quiet family time.

For those who work from home or require a dedicated space for leisure, the garage has been thoughtfully converted into a snug/office together providing downstairs WC/utility. This provides a peaceful retreat away from the main living areas.

Entrance Hallway

4'4 x 5'4 (1.32m x 1.63m)
carpeted, stairs off.

Downstairs WC

3'0" x 6'4" (0.91m x 1.93m)
Rear facing downstairs WC comprising of low level WC and basin, with wood effect flooring, storage cupboard and radiator.

Snug/2nd reception room

8'0" x 8'9" (2.44m x 2.67m)
Front facing versatile room which would also suit home office/ playroom currently being used as for storage, laminate flooring, wall radiator.

Lounge

19'6 x 27 (5.94m x 8.23m)
Front facing lounge with wood flooring, two radiator, feature gas log burner , the room has been opened up to allow . spacious living space with glass double doors leading out to extension at the rear of the property, beautiful decoration . The space offers versatile living options to suit all individuals.

Kitchen

13'10" x 12'6" (4.22m x 3.81m)
Rear facing dining kitchen with a range of modern gloss wall and base units with corian complementary worktops, integrated double oven, microwave and dishwasher, larder style fridge and larder freezer, feature island with inset sink and drainer, wine cooler. Induction hob and over head extractor fan with clear glass splash back, tiled italian porcelain flooring which flows perfectly into the spacious extension, 2 radiators and spotlights. Kitchen designed by Wren kitchen with Neff appliances

Utility room

4'9" x 6'4" (1.45m x 1.93m)
plumbed for automatic washing machine, dryer together with work top, Storage.

Rear Extension

23'0" x 12'1" (7.01m x 3.68m)
The full width extension to the rear allows for an abundance of natural light due to glass pent roof which offers natural light through to the adjoining living area with the added bonus of an open plan beautiful designed kitchen. The current vendors occupy this space as living/dining area all year round. Quality finishes used which flow through this cleverly designed property leading to the kitchen/utility and WC.

Stairs & Landing

Carpeted, loft accessed via built in drop down ladders which has been boarded for storage and has lighting.

Master bedroom

11'3 x 12'5 (3.43m x 3.78m)
Front facing bedroom with built in wardrobes, laminate flooring, radiator with door leading to En-Suite.

En-Suite

5'10 x 5'4 (1.78m x 1.63m)
Fully tiled ensuite, walk in shower with waterfall head, built in cabinet basin, low level wc, spotlights, radiator, tiled flooring.

Bedroom two

8'5 x 12'1 (2.57m x 3.68m)
Double bedroom, laminate flooring, radiator

Bedroom three

8'0 x 10'11 (2.44m x 3.33m)
Double bedroom, laminate flooring, fitted wardrobe, radiator.

Bedroom four

7'9 x 8'7 (2.36m x 2.62m)
Double bedroom, laminate flooring, storage cupboard, radiator, neutral decor

Family bathroom

7'1 x 5'7 (2.16m x 1.70m)
rear facing, modern three piece bathroom suite in white comprising bath, vanity sink and toilet, heated chrome towel rail, spotlights, fully tiled walls, tiled flooring.

External

To the front of the property there is a blocked paved driveway for two cars and a lawned area. There are gates to the side of the property leading to rear garden which has a paved focal area with electric sockets, border garden and lawned areas & outdoor tap.

Tenure

Our sellers have confirmed the property is Leasehold with 969 years remaining and a ground rent of £90 per year.

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

