



MCDERMOTT & CO
THE PROPERTY AGENTS



£299,950

38 Water Mill Avenue, Chadderton, Oldham, OL9 9FZ

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Looking for a move in ready home then look no further McDermott and Co are pleased to bring to the market this 3 bedroom semi-detached home situated on Water Mill Avenue, in the popular Chadderton area. Offering a perfect blend of comfort and contemporary living. making it an ideal choice for first-time buyers.

The neutral accommodation comprises of an entrance hall with stairs off, downstairs WC, lounge and an open plan dining kitchen. To the first floor there are three good sized bedrooms and a four piece family bathroom.

The front driveway provides off parking for two cars, with side access to the rear lawned garden and patio area.

Located close to good motorway connections and easily accessible public transport options such as a Metrolink stop, railway station and bus terminal. Particularly appealing to families this home is close a number of 'Outstanding' and 'Good' local schools and also benefits from being close to a number of shops and supermarkets.

Entrance Hall

7'9 x 4'8 (2.36m x 1.42m)
Carpeted, Radiator and stairs to first floor.

Lounge

15'7 x 12'2 (4.75m x 3.71m)
Front facing lounge, carpeted with radiator and single light fitting.

Kitchen

12'10 x 15'6 (3.91m x 4.72m)
Rear facing kitchen with a range of fitted wall and base units, with a stainless steel sink mixer tap and drainer, gas hob with extractor fan over, double oven, built in fridge freezer, wood laminate flooring with radiator, spot lighting and doors leading to garden.

Downstairs WC

5'9 x 3'0 (1.75m x 0.91m)
Downstairs WC comprises of low level WC, wash basin, radiator and single light fitting.

Stairs and Landing

10'0 x x3'10 (3.05m x x1.17m)
Carpeted landing with radiator, doors leading off to first floor rooms.

Bedroom 1

9'2 x 15'8 (2.79m x 4.78m)
Front facing bedroom, carpeted with radiator and storage cupboard.

Bedroom 2

13'0 x 7'8 (3.96m x 2.34m)
Rear facing bedroom, currently being used as an office and wardrobe space, carpeted with radiator.

Bedroom 3

9'5 x 7'6 (2.87m x 2.29m)
Rear facing bedroom, with built in cupboard, radiator and carpeted.

Bathroom

6'5 x 8'6 (1.96m x 2.59m)
Bathroom comprises of a low level WC, wash basin, bath, separate shower cubicle, stainless steel heated towel rail, part tiled walls, spotlighting,

External

To the front of the property is a driveway for two cars and to the rear of the property is a enclosed garden with lawn and paved area.

Tenure

The property sale includes the Freehold Title.

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

