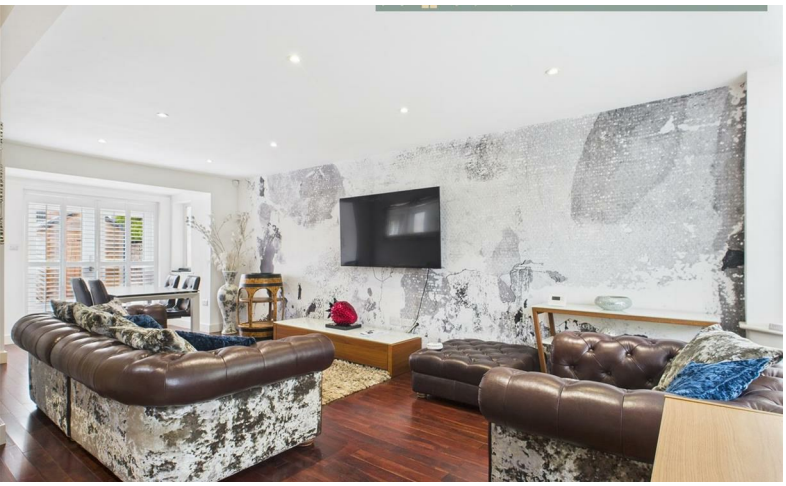
MCDERMOTT & CO

THE PROPERTY AGENTS



£260,000 Offers Over

4 Argyll Road, Chadderton, Oldham, OL9 8AL

4 Argyll Road, Chadderton, Oldham, OL9 8AL

Offered with no vendor chain and situated on a corner plot McDermott & Co are delighted to bring to the market this three bedroomed extended semi detached situated in the popular area of Chadderton. The modernised home which is of neutral decor throughout briefly comprises of entrance porch, lounge open to dining area with double doors out to rear garden, kitchen with access to rear, downstairs bathroom, to the first floor are three bedrooms and separate shower room. Further benefits from gas central heating and upvc double glazing. On approach there is a paved driveway and lawned garden with paved path, to the rear is a enclosed private paved garden.

Entrance Porch
1'2 x 9'1 (0.36m x 2.77m)
White upvc, carpeted, wall lights.

Lounge/Diner
24'10 x 10'8 (7.57m x 3.25m)
Front facing into bay window and rear facing, laminate flooring, spotlights, three radiators, wooden shutters blinds, neutral decor, patio doors leading to rear garden, doors leading to downstairs bathroom and kitchen, stairs off.

Dining Area
Rear and side facing, laminate flooring, wooden shutter blinds, neutral decor.

Kitchen
13'7 x 5'5 (4.14m x 1.65m)
Rear and side facing, range of fitted wall and base units in white finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, integrated microwave, integrated washer, integrated dishwasher, wood effect tiled flooring, radiator, spotlights, neutral decor, door to side leading to rear garden.

Downstairs Bathroom
9'4 x 5'9 (2.84m x 1.75m)
Side facing, three piece bathroom suite in white comprising vanity sink and toilet, whirlpool bath, radiator, fully tiled walls, tiled flooring, spotlights, storage cupboard.

Stairs and Landing
Stairs leading to all first floor rooms, open wooden stairs, glass side, neutral decor, window to top of stairs - Landing - carpeted, glass side, spotlights, loft access.

Bedroom One
11'4 x 10'4 (3.45m x 3.15m)
Rear facing, carpeted, radiator, wooden shutter blinds, spotlights, built in wardrobes, neutral decor.

Bedroom Two
9'2 x 9'6 (2.79m x 2.90m)
Front facing, carpeted, radiator, wooden shutters blinds, spotlights, neutral decor.

Bedroom Three
6'1 x 6'7 (1.85m x 2.01m)
Front facing, carpeted, radiator, wooden shutter blinds, neutral decor.

Upstairs Shower Room
5'9 x 5'7 (1.75m x 1.70m)
Side facing, three piece bathroom suite in white comprising vanity sink and toilet unit, corner shower enclosure, radiator, fully tiled walls, tiled flooring, spotlights, storage cupboard.

Externally
To the front of the property there is paved driveway area and lawned garden with paved path. Private rear paved garden.

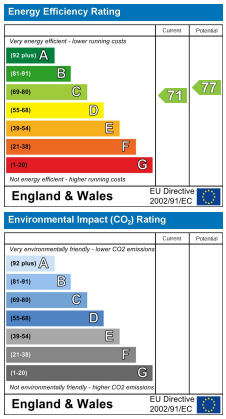
Tenure
We have been advised that the properyt is Freehold.

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



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk