



MCDERMOTT & CO

THE PROPERTY AGENTS



£275,000

75 Mough Lane, Chadderton, Oldham, OL9 9PL

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McDermott are delighted to bring to the market this chain free three bedroomed semi detached property which is situated close to local amenities and transport links. The property benefits from upvc double glazing and warmed by gas central heating. Comprises of entrance porch, hallway, lounge/diner, modern kitchen with various integrated appliances, 2nd reception/office, three bedrooms two being doubles, modern family bathroom. Externally to the front block paved driveway with gates and private rear garden with decked, artificial grass and imprinted concrete area.

Entrance Porch

6'9 x 2'3 (2.06m x 0.69m)

Entrance porch, bricked walls, tiled flooring, wall light.

Hallway

6'10 x 8'6 (2.08m x 2.59m)

Hallway with all ground floor rooms off, window at the front, laminate flooring, radiator, spotlights, neutral decor, stairs off.

Lounge/Diner

10'11 x 24'1 (3.33m x 7.34m)

Front and rear facing with front into bay window, carpeted, feature electric fire, radiator, spotlights, blinds, neutral decor, patio doors leading to rear garden.

Kitchen

12'10 x 12'0 (3.91m x 3.66m)

Rear facing, modern range of fitted wall and base units in dark wood finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and grill, induction hob with extractor hood over, free standing fridge freezer, integrated dishwasher, integrated washing machine, integrated dryer, integrated microwave, radiator, tiled flooring, neutral decor, spotlights, velux window, storage stairs storage company, door to rear garden.

2nd Reception/Office

5'1 x 9'9 (1.55m x 2.97m)

Front facing into bay window, carpeted, radiator, spotlights, neutral decor, velux window.

Stairs

Stairs leading to all first rooms, window at the top of the stairs facing to the side, carpeted and wood finish, neutral decor, landing with loft access.

Bedroom One

10'11 x 11'11 (3.33m x 3.63m)

Front facing, radiator, built in wardrobes, neutral decor.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

Rear facing, carpeted, radiator, neutral decor.

Bedroom Three

6'11 x 7'10 (2.11m x 2.39m)

Front facing, carpeted, radiator, neutral decor.

Family Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Rear facing, modern three piece bathroom suite in white comprising vanity sink, toilet, shower over p shaped bath, heated chrome towel rail, fully tiled walls, tiled flooring, spotlights, built in mirror.

Externally

To the front blocked paved driveway with gates and a private rear garden with two artificial grassed area, decked area and imprinted area.

Tenure

We have been advised by the vendors that the property 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 usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

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

