



MCDERMOTT & CO
THE PROPERTY AGENTS



£194,950

9. James St South, Chadderton, Oldham, OL9 9JA

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McDermott & Co are delighted to bring the market this well presented three bedroomed bay fronted terrace in a small cul-de-sac in the sought after area of North Chadderton. Beautifully presented throughout and with good size living and chain free vacant possession makes an ideal first time purchase . Internally briefly comprising of; entrance hallway with stairs off to first floor, lounge/diner with large bay window to front and patio doors out to the rear garden, kitchen with door to rear garden, to the first floor are three bedrooms with a large bay to the master and spacious family bathroom. well maintained garden front and rear private garden with shed perfect for storage. Benefits from gas central heating and UPVC double glazing throughout with the large bay windows to the front adding character and allowing ample light in. Great location for access to primary and secondary schools, which are in walking distance, supermarkets and close by amenities. Bus links between Oldham and Manchester City Centre via Broadway. Viewing is essential to appreciate this admirable family home.

Entrance Hallway

6'10 x 12'0 (2.08m x 3.66m)
Entrance from front doors, laminate flooring, radiator, stairs off to first floor rooms, neutral decor, under stair storage cupboard, extra storage to the outside.

Lounge/Diner

10'11 x 19'7 (3.33m x 5.97m)
Front facing bay window, laminate flooring, 2 radiators, TV point, log wood fire opening feature, spotlights, light fitment, neutral decor, patio doors leading to rear garden.

Kitchen

7'5 x 11'8 (2.26m x 3.56m)
Rear facing with window, back door leading to rear, tiled flooring, range of wall and base units in light wood, complimentary worktops, stainless steel sink with mixer tap and drainer, gas ring hob, extractor over, integrated oven, washing machine, dryer, full wall tiled splashback, fitted working boiler, neutral decor with feature colour wall.

Stairs

Carpeted, leading to all first floor rooms.

Bedroom One

10'7 x 13'7 (3.23m x 4.14m)
Front facing window with bay window, roman blinds, radiator, laminate flooring, fitted wardrobe and cupboard space with vanity mirror, neutral decor.

Bedroom Two

8'0 x 8'8 (2.44m x 2.64m)
Rear facing with window, roller blind, radiator, laminate flooring, neutral decor.

Bedroom Three

6'10 x 8'2 (2.08m x 2.49m)
Front facing with window, roman blind, radiator, laminate flooring, neutral decor.

Family Bathroom

10'11 x 5'5 (3.33m x 1.65m)
Rear facing with 2 windows, laminate flooring, fitted 3 piece bathroom suite in light wood, vanity sink with cupboard surround, concealed WC with surrounding cupboards, bath with thermostatic shower, shower screen, tiled splash back, radiator, neutral decor.

Externally

Front walled garden, private rear garden with lawned and paved areas, shed for storage.

Tenure

The vendor has confirmed the property is Leasehold with Ground Rent of £3.50 per annum.

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

