



MCDERMOTT & CO

THE PROPERTY AGENTS



£295,000

48 Teasdale Close, Chadderton, Oldham, OL9 8AS

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Tucked away on a corner plot of a quiet cul-de-sac McDermott & Co and delighted to offer to the market this stunning key turn ready extended two double bedroomed semi detached bungalow. Fronted by a large private driveway providing off road parking for several vehicles and a lawned garden. On entering you are presented with an immaculate home finished to an extremely high standard throughout briefly comprising of entrance porch, hallway, lounge, modern kitchen with extended dining area the light floods this room from the vast amount of windows and large roof light and double doors opening out into the beautiful and well established good sized rear garden which is not overlooked and complete with patio area, modern shower room and two double bedrooms.

This stylish and well thought out home truly is a hidden gem not to be missed. Viewings are highly recommended.

Entrance Porch

4'3 x 5'2 (1.30m x 1.57m)

Entrance porch, window to side, laminate effect tiled flooring, storage cupboard, spotlights, neutral decor.

Hallway

10'6 x 2'11 (3.20m x 0.89m)

Hallway with all rooms off, laminate flooring, spotlights, radiator, neutral decor, loft access.

Lounge

11'11 x 14'10 (3.63m x 4.52m)

Front facing, carpeted, radiator, wall lights, neutral decor.

Kitchen/Diner

10'6 x 10'6 (3.20m x 3.20m)

Side and rear facing, range of fitted wall and base units in soft grey finish with complimentary white worktops. Inset sink and drainer with mixer taps over, built in electric oven and electric hob with extractor hood over, tiled splashback, under unit lighting, integrated fridge freezer, integrated washer, integrated dryer, laminate flooring, spotlights, radiator, neutral decor, open through to:

Dining Area

12'5 x 11'8 (3.78m x 3.56m)

Rear and side facing, three windows to the side, large skylight, double doors leading to rear garden, laminate flooring, spotlights, radiator, neutral decor.

Bedroom One

10'11 x 13'11 (3.33m x 4.24m)

Rear facing, carpeted, radiator, spotlights, neutral decor.

Bedroom Two

9'6 x 8'3 (2.90m x 2.51m)

Front facing, carpeted, radiator, neutral decor.

Shower Room

6'4 x 6'1 (1.93m x 1.85m)

Side facing, three piece bathroom suite in white comprising vanity sink and toilet, walk in shower enclosure, radiator, fully tiled walls, tiled flooring, spotlights.

Externally

Fronted by a large private driveway providing off road parking for several vehicles and a lawned garden. Beautiful and well established good sized rear garden complete with patio area.

Tenure

The vendors have advised 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 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

