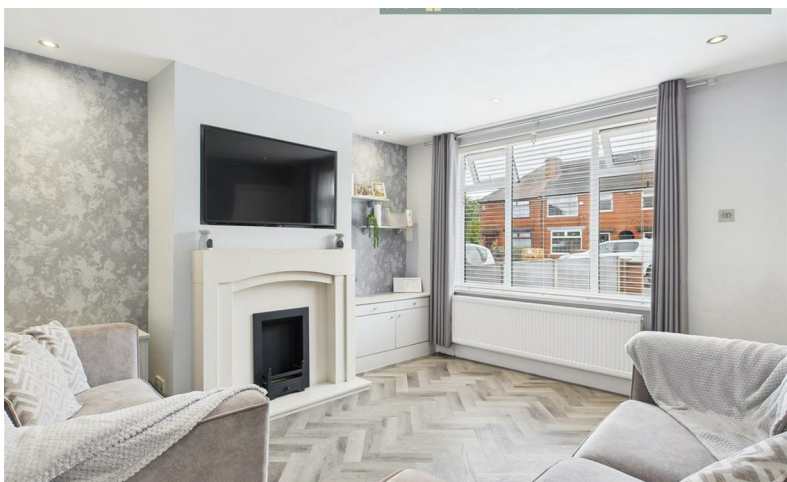




MCDERMOTT & CO
THE PROPERTY AGENTS



£229,950

9 Berkeley Avenue, Chadderton, Oldham, OL9 8BL

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This ideal first time purchase is presented to the market by McDermott & Co.

A modernised three bedroomed quasi semi detached set in a quiet cul-de-sac location.

Offered with chain free possession and further benefitting from upvc double glazing, gas central heating and neutral decor throughout.

Internally the ground floor comprises of entrance hallway with stairs off to first floor, lounge with feature fireplace surround and hearth and understairs storage cupboard and modern dining kitchen with integrated appliances and double doors leading out to the rear garden.

Entrance Hallway

3'6 x 3'6 (1.07m x 1.07m)
Entrance hallway, laminate flooring, radiator, neutral decor, stairs off, door into lounge.

Lounge

12'6 x 13'3 (3.81m x 4.04m)
Front facing, laminate flooring, radiator, spotlights, fireplace with surround and hearth, neutral decor, understairs storage cupboard.

Kitchen/Diner

15'4 x 8'8 (4.67m x 2.64m)
Rear facing, range of fitted wall and base units in grey finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in electric oven and microwave, gas hob with extractor hood over, tiled splashback, integrated fridge freezer, plumbing for washer, tiled flooring, radiator, lights in kickboards and under walls units, neutral decor, patio doors leading to rear garden.

Stairs and Landing

Stairs leading to all first floor rooms, window at the top of the stairs side facing, carpeted trims, neutral decor - landing carpeted, neutral decor loft access.

Bedroom One

9'6 x 10'11 (2.90m x 3.33m)
Front facing, carpeted, radiator, built in cupboards and drawers, spotlights, neutral decor.

Bedroom Two

8'6 x 11'2 (2.59m x 3.40m)
Rear facing, carpeted, radiator, currently used as a walk in wardrobe / dressing room with built in wardrobes, drawers / removable island and shelving with inset lighting, ceiling spotlights, neutral decor.

Bedroom Three

6'9 x 8'6 (2.06m x 2.59m)
Rear facing, carpeted, radiator, neutral decor.

Family Shower Room

5'8 x 7'10 (1.73m x 2.39m)
Side facing, three piece bathroom suite in white comprising sink with

storage shelf, toilet, walk in shower enclosure, radiator, fully tiled walls, tiled flooring, spotlights.

Externally

At the front of the property there is a blocked paved driveway for two cars and private rear garden with decked area and pawned 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 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

