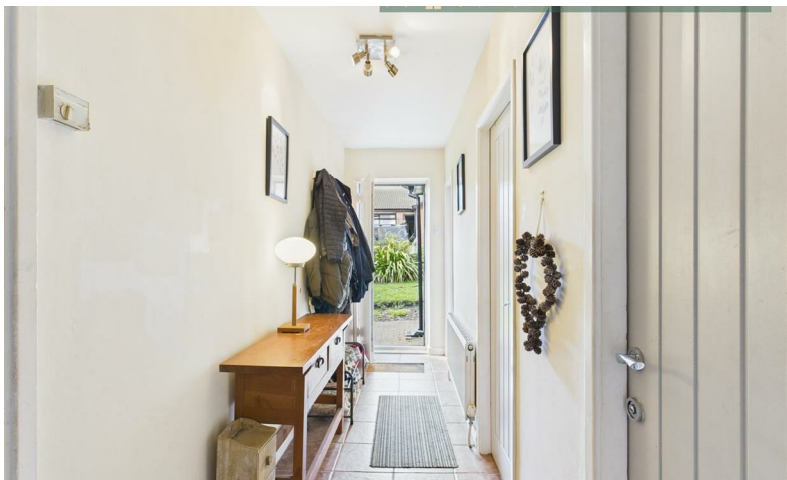




MCDERMOTT & CO
THE PROPERTY AGENTS



£249,950

21 Beaufont Drive, Oldham, OL4 5LL

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McDermott & Co are pleased to present to the market, this delightful semi-detached bungalow nestled in the charming area of Beaufont Drive, Oldham,, with four well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

The property briefly compromises of an entrance hallway with doors leading off to bedrooms, a family bathroom and lounge/diner area through to a well appointed kitchen at the rear of the property.

The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

This property benefits from a garage that has been conveniently extending to the rear of the property to provide extra utility space.

Entrance

3'11 x 10'0 (1.19m x 3.05m)
Entrance hallway with tiled flooring, neutral décor and a radiator with doors leading off to rooms.

Lounge/Diner

10'1 x 28'4 (3.07m x 8.64m)
Front facing lounge/ Diner featuring carpeted lounge area, radiator and single light fittings, wood flooring in the dining area with double doors through to the kitchen.

Kitchen

9'1 x 9'1 (2.77m x 2.77m)
Rear facing, range of fitted wall and base units in sage green finish with complimentary wood worktops. Stainless steel sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, radiator, woods flooring, neutral décor, door leading to bedroom and patio doors lead out to rear garden.

Bedroom 1

11'10 x 9'11 (3.61m x 3.02m)
Side facing, carpeted, built in wardrobes, single light fittings, neutral decor.

Bedroom 2

7'7 x 10'0 (2.31m x 3.05m)
Front facing, carpeted with radiator, neutral décor.

Bedroom 3

7'7 x 9'1 (2.31m x 2.77m)
Rear facing, wood flooring , radiator wit neutral décor and built in wardrobe,, Patio door leading to rear garden.

Bedroom 4

7'7 x 9'0 (2.31m x 2.74m)
Side Facing, carpeted with radiator.

Bathroom

7'5 x 5'5 (2.26m x 1.65m)
Side facing, three piece bathroom suite in white comprising vanity sink, wc, and bath with over head shower, heated stainless steel towel heater, fully tiled walls & laminate flooring,

Garage

11'5 x 9'10 (3.48m x 3.00m)
Extended garage with stud wall, fitted with electrics and rear door for access to the terrace and house.

Garage

8'4 x 12'6 (2.54m x 3.81m)
Extended garage with stud wall, fitted with electrics and rear door for access to the terrace and house.

Terrace /Externally

227 x 12'6 (6.88m x 3.81m)
Rear facing paved terrace, with patio doors leading to kitchen and bedroom, access to the garage, over looking playing fields.

Tenure

We have been advised that this property is leasehold.

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

