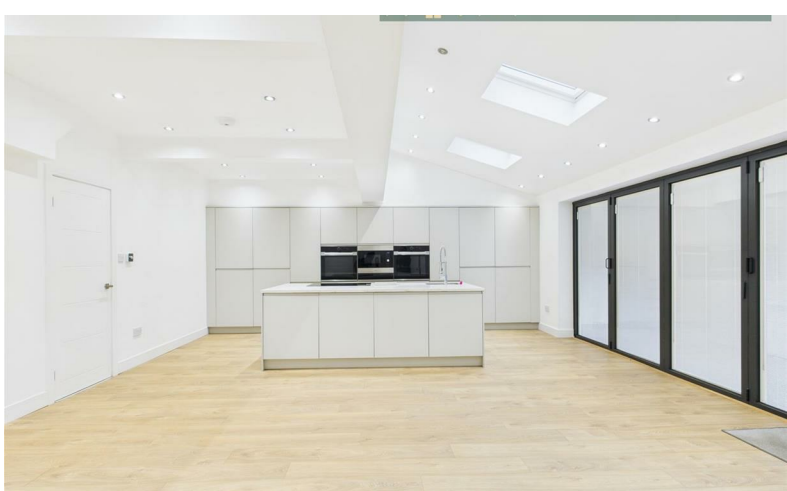
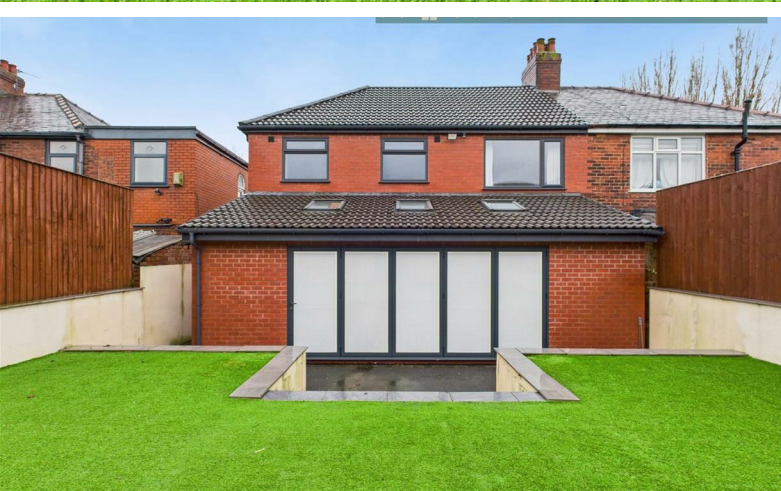




MCDERMOTT & CO
THE PROPERTY AGENTS



£419,950

233 Broadway, Chadderton, Chadderton, Oldham, OL9 8RR

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McDermott & Co are proud to present to the market this beautiful, double extended four bedroom semi-detached home in Chadderton.

Offered with chain free vacant possession & sitting set back & elevated from the main road.

Upon entering, you are welcomed into a spacious hallway which leads you through to the lounge and spacious open plan dining kitchen complete with bi-fold doors connecting the rear garden to the internal area providing a large & welcoming space perfect for entertaining. The kitchen area is finished in soft grey & boasts a variety of appliances, there is also a separate utility room and down stairs WC.

Stairs off the entrance hall lead to the first floor four bedrooms, three of which are doubles with a en-suite bathroom to the master. Separate family shower room.

Entrance Hallway

13'8 x 6'5 (4.17m x 1.96m)
Laminate flooring, radiator, spotlights, neutral decor, stairs off, doors leading into lounge and kitchen/diner.

Lounge

13'8 x 11'4 (4.17m x 3.45m)
Front facing into bay window, laminate flooring, radiator, spotlights, neutral decor.

Kitchen/Diner

18'0 x 23'3 (5.49m x 7.09m)
Rear facing kitchen diner with a range of soft grey wall and base units with complimentary worktops, integrated appliances including oven, microwave and fridge, wood laminate flooring with under floor heating, 3 x velux windows and bi folding doors leading to the rear. Central island with storage, inset sink and induction hobs.

Utility Room

13'10 x 4'7 (4.22m x 1.40m)
Front facing utility room off the kitchen with a range of wall and base units in soft grey and complimentary worktops, stainless steel inset sink with mixer tap, tiled splash back walls and wood laminate flooring.

Downstairs WC

5'4 x 3'6 (1.63m x 1.07m)
Side facing downstairs WC comprises white vanity WC and white basin, wood laminate flooring and heated wall towel rail.

Stairs and Landing

Stairs leading to all first floor rooms, wooden staircase with glass banister, neutral decor - landing - carpeted, neutral decor, spotlights, loft access.

Bedroom One

12'2 x 11'5 (3.71m x 3.48m)
Rear facing, carpeted, radiator, spotlights, neutral decor, door leading into en-suite bathroom.

En-Suite

7'8 x 6'10 (2.34m x 2.08m)
Rear facing en-suite, fully tiled walls and flooring, free standing bath with mixer tap and shower head, basin and WC, heated wall towel rail.

Bedroom Two

9'10 x 11'6 (3.00m x 3.51m)
Front facing into bay window, carpeted, radiator, spotlights, neutral decor.

Bedroom Three

11'4 x 8'4 (3.45m x 2.54m)
Rear facing, carpeted, radiator, spotlights, neutral decor.

Bedroom Four

6'10 x 6'8 (2.08m x 2.03m)
Front facing bedroom, carpeted, wall radiator and spotlights.

Shower Room

7'7 x 8'10 (2.31m x 2.69m)
Rear facing modern fitted walk in shower room comprises of rain fall shower, white basin and low level WC, full tiled walls and flooring and spotlights.

External

Rear private garden with paved steps to raised Astro turf grass area, to the front is a tarmac drive for two cars, paved steps to Astro turf lawn area.

Tenure

The property is Leasehold for 999 years starting from 1st of May 1914 with Ground Rent of £10.00 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

