



MCDERMOTT & CO

THE PROPERTY AGENTS



**£625,000**

22 Bowler Way, Greenfield, Saddleworth, OL3 7FQ



# 22 Bowler Way, Greenfield, Saddleworth, OL3 7FQ

Nestled in the charming area of Greenfield, Saddleworth, this impressive detached house on Bowler Way offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms and two En-suites, this property is ideal for families or those who simply desire extra room for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a formal sitting room or a casual family space. The layout of the home promotes a sense of openness, allowing for a seamless flow between the living areas.

The well appointed kitchen with all the integrated appliances you need is spacious with room for a dining area as well as a convenient utility room separate to the kitchen.

## Entrance/Hallway

16'0 x 8'8 (4.88m x 2.64m )

Front facing entrance with neutral decor and tiled flooring, Door leading to downstairs WC, carpeted stairs leading to first floor.

## WC

5'4 x 2'10 (1.63m x 0.86m )

Compromising of white basin and toilet, Tiled flooring and tiled walls, neutral decor.

## Lounge

12'5 x 15'1 (3.78m x 4.60m )

Front facing lounge with neutral decor, carpeted, radiator and double patio door leading to sun room, allowing lots of natural light to fill the room.

## Sunroom

19'5 x 10'5 (5.92m x 3.18m )

Side facing large sunroom, tiled flooring with underfloor heating, double bi-folding doors leading to the garden on both sides, patio doors leading to kitchen.

## Kitchen

8'1 x 24'7 (2.46m x 7.49m )

Rear facing kitchen with a range of wall and base units with complimentary White gloss work tops, integrated Miele cooker, dishwasher, microwave and fridge freezer, induction hob with over head extractor fan, tiled flooring throughout, feature light fitting and spotlights with built in sound system. Doors leading to utility and hallway.

## Utility Room

5'1 x 5'8 (1.55m x 1.73m )

Neutral decor, plumbing for washing machine, insert stainless steal sink with drainer, base units and wall shelves. Door leading to garage.

## Garage

17'9 x 9'2 (5.41m x 2.79m )

Front facing garage with electric garage doors, wall shelves and electrics.

## Landing

15'7 x 5'9 (4.75m x 1.75m )

Carpeted stairs and landing, neutral décor with radiators, doors leading to family bathroom and first floor bedrooms, window to the front of the house.

## Bedroom 2

11'8 x 15'2 (3.56m x 4.62m )

Rear facing bedroom with En-suite, carpeted, radiator, windows to rear and side of the house.

## Ensuite

4'7 x 8'5 (1.40m x 2.57m )

Rear facing, white tiled floor and walls, compromising fort white basin, toilet and enclosed shower, Stainless steal heated towel rail, neutral decor, spotlights.

## Bedroom 3

12'0 x 12'7 (3.66m x 3.84m )

Front facing bedroom , neutral decor, carpeted, single light fitting.

## Bedroom 4

9'4 x 15'0 (2.84m x 4.57m )

Dual aspect bedroom with views to the front and side of the property, carpeted with radiator.

## Family Bathroom

8'11 x 8'3 (2.72m x 2.51m)

Rear facing family bathroom, compromising of white built in bath, white toilet and basin, with enclosed shower, tiled floors and walls, heated stainless steal towel rail.

## Bedroom1

21'3 x 13'3 (6.48m x 4.04m)

Located on the third floor, neutral décor, carpeted with radiator, skylight windows, featuring a large walk-in wardrobe along the rear and side of the room.

## Landing

3'11 x 6'7 (1.19m x 2.01m )

Neutral decor, carpeted, boiler cupboard and skylight window.

## Office

13'3 x 12'6 (4.04m x 3.81m )

Front facing room with En-suite, carpeted, neutral decor with radiator,

## Bathroom

4'0 x 7'9 (1.22m x 2.36m )

Compromising of a white basin, toilet and enclosed shower cubicle, tiled flooring and walls with spotlights.

## Tenure

Leasehold

## Externally

Externally there is a paved driveway and small grassed area to the front of the property, with a paved path to the side of the property leading to the rear garden. The rear garden compromises of a paved walkway leading to a corner plot with Astroturf, the property comes with the woodland that surrounds the rear garden beyond the garden fence.

## 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 usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

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 October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

Rates from 1 April 2025

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C	80	85
69-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-38kWh/m <sup>2</sup> F		
38-29kWh/m <sup>2</sup> G		
Below 29kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C		
69-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-38kWh/m <sup>2</sup> F		
38-29kWh/m <sup>2</sup> G		
Below 29kWh/m <sup>2</sup> G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		