



MCDERMOTT & CO
THE PROPERTY AGENTS



£359,950

23 St. Marys Drive, Greenfield, Saddleworth, OL3 7DT

23 St. Marys Drive, Greenfield, Saddleworth, OL3 7DT

McDermott & Co are pleased to bring to the market this beautifully presented two double bedroom semi-detached home, nestled in the charming area of Greenfield on St Mary's Drive.

Entering the property will reveal a hallway and a well appointed downstairs WC, with two spacious reception rooms including a front facing lounge and a rear facing conservatory, a modern kitchen with integrated appliances and a convenient breakfast bar. Though the kitchen you will find a large utility room with access to the front and rear of the property.

The well-appointed layout of this property ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

To the first floor you will find two generously sized bedrooms and a family bathroom, ideal for a small family or couples seeking extra space.

Entrance Hallway

7'7 x 5'4 (2.31m x 1.63m)

Entering the property to a welcoming entrance hallway, wood laminate flooring, carpeted stairs leading to the first floor and door to downstairs WC.

Downstairs WC

4'7 x 2'11 (1.40m x 0.89m)

Downstairs WC compromising of toilet and basin with wood laminate flooring and a stylish décor.

Stairs leading to first floor

Carpeted stairs leading to the first floor featuring a small landing with a window to the side of the property, finished in a neutral décor.

Lounge

11'9 x 17'5 (3.58m x 5.31m)

Front facing lounge with neutral décor, featuring a fire place double doors leading to conservatory and carpeted floors. Door leading to kitchen.

Kitchen

7'10 x 15'9 (2.39m x 4.80m)

Rear facing, modern range of fitted wall and base units in black finish with complimentary grey worktops, and breakfast bar seating. Inset sink with mixer taps and Quooker instant hot tap, integrated Neff double oven and microwave, induction hob with extractor hood over. tiled flooring with under floor heating, under unit lighting and kickboard lighting, Door leading to utility room and conservatory.

Sunroom

13'6 x 8'9 (4.11m x 2.67m)

Rear facing conservatory with wood laminate flooring under floor heating, glass roof and double patio doors leading to garden.

Utility Room

5'10 x 15'1 (1.78m x 4.60m)

Dual aspect utility room with doors leading to the front and rear of the property, wall and base units with a white finish and complimentary worktop, with a inset stainless steel sink and drainer, plumbing for washing machine and tiled flooring.

Bedroom 1

Dual aspect bedroom with views to both the front and rear of the property, neutral décor and carpeted floor.

Bedroom 2

9'5 x 9'3 (2.87m x 2.82m)

Rear facing bedroom with a neutral decor and carpeted floor.

Bathroom

6'2 x 1'9 (1.88m x 0.53m)

Side facing modern family three piece bathroom suite in white, comprising vanity sink and toilet, shower bath, radiator, wood laminate flooring and spotlights.

Externally

Tenure

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 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 SDLTrate

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

Property or lease premium or transfer value SDLTrate

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

