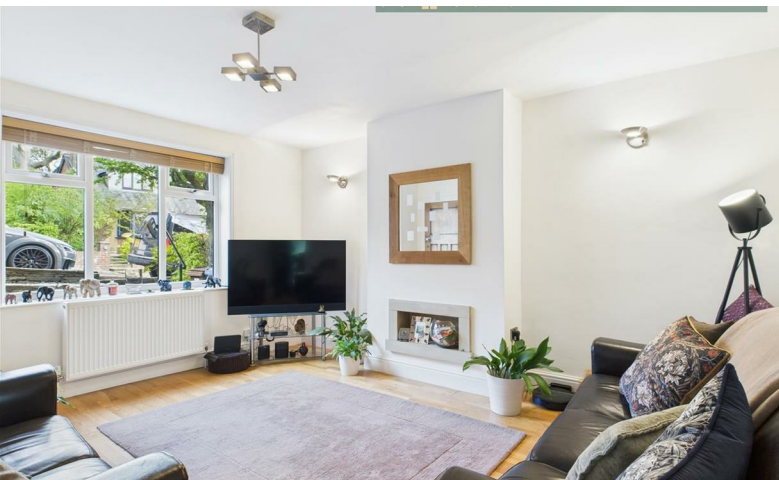




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£349,999**

7 Parkfield Road, Grasscroft, Saddleworth, OL4 4JG

# 7 Parkfield Road, Grasscroft, Saddleworth, OL4 4JG

\*\*\*CHAIN FREE\*\*\*SOUGHT AFTER AREA\*\*\*PRIVATE DRIVE\*\*\*

Nestled in the charming area of Grasscroft, Saddleworth, this delightful mid-terrace house on Parkfield Road offers a perfect blend of comfort and convenience.

Entering the property will reveal a well presented hallway leading to a spacious front facing lounge, and modern kitchen with integrated appliances and a convenient pantry/utility room, with a stable door leading to the back garden .

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

## Entrance Hallway

5'1" x 5'0" (1.55m x 1.52m)  
Front facing entrance hallway with laminate flooring, neutral décor, radiator. Carpeted stairs leading to upstairs landing.

## Lounge

14'9" x 12'10" (4.50m x 3.91m)  
Front facing, neutral décor with laminate flooring and radiator.

## Kitchen

9'11" x 14'7" (3.02m x 4.45m)  
The kitchen/diner is rear facing with neutral decor, a range of fitted white and black wall and base units with complimentary worktops, integrated appliances and double oven. The kitchen features laminate flooring and spotlights. There is a stable door leading to the rear garden.

## Pantry/Utility Room

5'9" x 3'3" (1.75m x 0.99m)  
Located in the kitchen is a convenient pantry/utility room.

## First Floor Landing

7'5" x 6'1" (2.26m x 1.85m)  
Neutral décor and fitted with carpet along stairs/landing.

## Bedroom 1

14'9" x 9'9" (4.50m x 2.97m)  
Front facing, neutral décor and fitted with radiator, shelving and carpet.

## Bedroom 2

9'10" x 9'9" (3.00m x 2.97m)  
Rear facing with neutral décor, fitted with carpet and radiator.

## Wardrobe / Bedroom 3

8'5" x 6'2" (2.57m x 1.88m)  
Fitted wardrobes/walk in wardrobe and fitted with radiator. This could be utilised as a third bedroom if the wardrobe fittings were removed.

## Bathroom

6'5" x 6'1" (1.96m x 1.85m)  
Rear facing, with three piece bath suite in white, comprising of bath, toilet and sink. Wall coverings combination of white tiles/wood panelling.

## External

Externally to the front of the property is stairs leading down to a paved area to the front door, at the rear of the property is a private garden with a decked area leading to a private drive the further lawned garden areas.

## Tenure

Our clients advise the property is Freehold

## Stamp Duty / Land Tax

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

