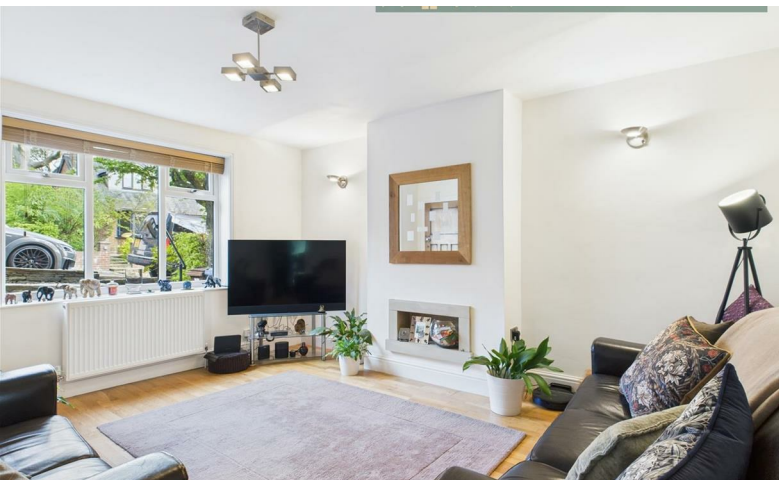




MCDERMOTT & CO
THE PROPERTY AGENTS



£349,999

7 Parkfield Road, Grasscroft, Saddleworth, OL4 4JG

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Nestled in the charming and sought after area of Grasscroft, Saddleworth, this delightful & spacious mid-terrace property on Parkfield Road offers a perfect blend of comfort and convenience. Our motivated seller is offering no vendor chain.

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.

Bedroom 3

8'5" x 6'2" (2.57m x 1.88m)
Fitted wardrobes/walk in wardrobe and fitted with radiator. The vendors are happy to remove the fittings in order the bedroom can be utilised.

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

