



MCDERMOTT & CO
THE PROPERTY AGENTS



£585,000

32 Rimmon Close, Greenfield, Saddleworth, OL3 7FN

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McDermott & Co are pleased to bring to market this beautiful end town house, a splendid home offering a perfect blend of comfort & elegance. Offered with no chain, spanning over three floors & boasting four generously sized bedrooms & well-appointed bathrooms. On entering you are welcomed into a spacious inviting hallway with stairs leading to the first floor, a downstairs WC & access into the integral garage, this bright space takes you through to the open plan dining kitchen, presenting a range of wall & base units, integrated Bosch dishwasher & large oven with gas hob, providing an ideal area for entertaining guests, perfectly located to flow seamlessly into the landscaped rear south facing garden set across three levels each taking you closer to the Chew Brook river running along the bottom. The well maintained garden offers everything you need space, peace and tranquillity. Internally to the first floor you will find a large lounge located to the rear, boasting lots of natural light through the double patio doors & windows with stunning views of the Saddleworth countryside, the main family bathroom is also located on the first floor along with a double bedroom. To the second floor you will find two further bedrooms one with an En-suite. The main event is the spacious master suite complete with En-suite & private balcony covering the width of the rear, with gorgeous views and the sound of the river it is definitely a focal point & a place for relaxation. Further benefitting from a private driveway to the front with direct garage access, double glazing, gas central heating & wireless security system. Greenfield is a highly sought after village, with a good range of amenities including supermarket, pubs, local schools & excellent transport links including its own train station, not to mention Dovestone Reservoir literally on your door step. A truly rare find in the heart of Greenfield, combining spacious modern living on a riverside setting, not to be missed.

Entrance/Hallway

5'11 x 14'0 (1.80m x 4.27m)
Entering the property is a spacious entrance with neutral décor oak effect flooring and a radiator with doors leading off to the garage, downstairs WC and kitchen,

Garage

9'0 x 17x8 (2.74m x 5.18mx2.44m)
Integral garage can be accessed from entrance hallway complete with electric points and lights.

Downstairs WC

4'4 x 6'6 (1.32m x 1.98m)
Located off the entrance hallway is a convenient downstairs WC, compromising of a white WC and basin, with tiled flooring and half tiled walls and radiator in neutral décor.

Stairs

Carpeted stairs with wood banister and neutral décor, leading to first floor.

Dining Kitchen

20'1 x 19'8 (6.12m x 5.99m)
Rear facing kitchen/diner, a large open space offering a range of wall and base units, with integrated Bosch dishwasher large oven with gas hobs and over head extractor fan, stainless steel sinker and drainer with mixer tap. Tiled flooring with spotlights and double patio doors leading to the rear garden.

Lounge

20'1 x 14'11 (6.12m x 4.55m)
Rear facing lounge with neutral decor, carpeted, radiator and double patio door opening to an balcony viewing point over looking the back garden, allowing lots of natural light to fill the room.

Bathroom

12'6 x 6'10 (3.81m x 2.08m)
Side facing family bathroom, compromising of white built in bath, white toilet and basin, with enclosed shower, half tiled walls and floor, radiator. Storage room.

Bedroom 2

12'6 x 11'5 (3.81m x 3.48m)
Front facing bedroom , neutral décor, carpeted, radiator single light fitting with large fitted wardrobes.

Landing

4'3 x 18'7 (1.30m x 5.66m)
Carpeted stairs and landing, neutral décor with radiators, doors leading to lounge, family bathroom, first floor bedroom 1 and storage room, window to the front of the house.

Master Bedroom

19'11 x 10'11 (6.07m x 3.33m)
Beautifully presented dual aspect bedroom with views to the back of the property, carpeted, radiator and fitted wardrobes. Doors leading to the en-suite and out onto a wonderful balcony to take in the views of the surrounding area.

Balcony

21'1 x 5'8 (6.43m x 1.73m)
Fantastic space to take in the fresh air and simple relax - must see space.

En-Suite

6'1 x 6'2 (1.85m x 1.88m)
Side facing, partially tiled walls with wood affect flooring, compromising of a white basin with cupboards, toilet and enclosed shower, Radiator, neutral décor and single light.

Bedroom 3

10'1 x 10'1 (3.07m x 3.07m)
Front facing well presented double room, fitted wardrobes, radiator, carpeted with a door leading to the 2nd en-suite.

En-Suite

5'10 x 5'11 (1.78m x 1.80m)
Compromising of a white basin, toilet and enclosed shower cubicle, radiator, tiled around basin with wood affect flooring and single light fitting.

Bedroom 4

6'3 x 9x8 (1.91m x 2.74mx2.44m)
Front facing bedroom , neutral décor, carpeted, single light fitting. Door leading to storage room.

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 large paved area with 2 steps leading to the first of 2 grassed areas. Steps leading down to a 2nd level grassed area with views overlooking the river.

Tenure

Leasehold - 984 years remaining.
Ground rent £431.62 per year.
Service charge is £165 per year.

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

