



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£214,950**

23 Gladstone Terrace Road, Greenfield, Saddleworth, OL3 7HF



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McDermott & Co are pleased to present to the market this delightful stone built 2 bedroom terraced on Gladstone Terrace Road, Greenfield.

Upon entering, you are welcomed into a entrance vestibule which leads you to the reception room which provides a warm and inviting atmosphere, The layout is designed to maximise space and light, creating a pleasant environment throughout the home, to the rear of the property is the kitchen diner

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, while not specified, typically offers ample space for culinary pursuits, making it a delightful area for cooking and dining.

## Entrance Vestibule

3'0 x 3'3 (0.91m x 0.99m)  
Carpeted, white painted walls , door leading into lounge.

## Lounge

15'0 x 14'11 (4.57m x 4.55m)  
Front facing lounge featuring stone fire place, carpeted with neutral décor and radiator.

## Kitchen/Diner

12'0 x 14'9 (3.66m x 4.50m)  
Rear facing kitchen with a range of wall and base units and complimentary work tops, integrated oven with gas hobs and over head extractor fan. wood laminate flooring and radiator, spacious under stairs storage with door leading to rear porch and stairs to first floor.

## Rear Porch

3'9 x 5'3 (1.14m x 1.60m)  
Entrance from the rear of the property, White painted walls and tiled floor. Doors leading to the kitchen and utility room.

## Utility Room

3'9 x 3'2 (1.14m x 0.97m)  
Storage space with shelving, boiler is situation here.

## Bedroom 1

15'0 x 13'4 (4.57m x 4.06m)  
Front facing with carpeted flooring, fitted wardrobes and radiator. Large window allowing light into the room.

## Bedroom 2

11'10 x 8'7 (3.61m x 2.62m)  
Rear facing bedroom with carpeted flooring, white walls and radiator.

## Bathroom

7'3 x 6'0 (2.21m x 1.83m)  
Rear facing family bathroom, compromising of a 3 piece suite, white toilet, sink and bath with electric shower and screen. Fully tiled floor and walls with a black steel wall radiator.

## Externally

Shared accessed rear garden. the property does have its own outside space for a garden shed, table and chairs etc.

## Tenure

Freehold

## 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 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

