



McDERMOTT & CO
THE PROPERTY AGENTS



£299,950

56 Beech Avenue, Greenfield, Saddleworth, OL3 7AP

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Offered with chain free vacant possession McDermott & Co are pleased to bring to the market this semi-detached home on Beech Avenue, Greenfield, Saddleworth. This well appointed property presents an excellent opportunity for those looking to create their dream home. Spanning an area of 834 square feet and having had only 1 owner from new, the accommodation boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The house features a welcoming reception room, kitchen, sperate utility room and down stairs WC with plenty of storage space.

To the first floor you will find three good sized bedrooms, a bathroom and separate WC.

Entrance Hallway and stairs

3'8 x 3'8 (1.12m x 1.12m)
Carpeted entrance and stairs with wooden handrail and doors leading to kitchen and lounge.

Lounge

19'6 x 12'1 (5.94m x 3.68m)
Dual Aspect lounge, carpeted with radiator and gas fire, single light fitting and sliding doors to rear garden.

Kitchen

11'2 x 8'10 (3.40m x 2.69m)
Range of wood wall and base units, stainless steel sink, carpeted with radiator and a strip lighting.

Storage Cupboard

3'9 x 2'6 (1.14m x 0.76m)
Location off the kitchen is a separate small room with electric and a window.

Utility Room

6'4 x 9'4 (1.93m x 2.84m)
Side facing with electrics and plumping for washing machine, base unit with stainless steel sink and mixer tap, Vinyl flooring. Sliding door leading to downstairs WC and door leading to additional storge room.

Downstairs WC

4'10 x 2'8 (1.47m x 0.81m)
Compromising of white basin and WC, vinyl flooring single light fitting.

Landing

2'8 x 9'7 (0.81m x 2.92m)
Carpeted landing, white painted walls, doors leading to first floor rooms, single light fitting and loft hatch.

Bedroom 1

9'9 x 12'2 (2.97m x 3.71m)
Front facing bedroom, carpeted with radiator.

Bedroom 2

12'1 x 9'0 (3.68m x 2.74m)
Front facing bedroom, carpeted with radiator.

Bedroom 3

7'11 x 8'11 (2.41m x 2.72m)
Rear facing, carpeted with radiator.

Bathroom

5'7 x 5'9 (1.70m x 1.75m)
Compromising of white bath with electric shower and white basin, tiled walls and vinyl flooring, stainless stell heated towel rail.

WC

2'7 x 6'3 (0.79m x 1.91m)
Single WC, half tiled walls, vinyl flooring.

Externally

To the front of the property is a driveway for two cars and a small lawned area, to the rear is a private enclosed good sized garden with both lawn and paved areas.

Tenure

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

