



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£530,000**

8 Alderman Close, Greenfield, Saddleworth, OL3 7DQ

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Situated in a quiet spot in the highly sought-after village of Greenfield, this beautifully presented double fronted detached home is set across 3 levels. Built circa 2022 and in move in ready condition, positioned within easy reach of local amenities, schools, countryside walks and transport links into Greater Manchester.

Internally, the property provides family living space arranged across three floors, to the ground floor a snug dual aspect lounge, dining kitchen with patio doors out to rear garden and convenient WC off the entrance hall. The dual aspect master bedroom is located on the first floor complete with en-suite shower room. There are a further 3 bedrooms across the two upper floors two of which are dual aspect doubles plus two additional wash rooms.

The attached garage with full power and lighting provides secure off road parking or a good sized space for storage which can be accessed via the up and over door to the front or the side door which leads into the rear garden. Also has the potential to be converted for additional living space subject to planning.

## Hallway

4'1 x 6'10 (1.24m x 2.08m)

Parquet effect flooring, stairs leading off to first floor, ceiling spot lights, radiator.

## Dining Kitchen

15'4 x 9'9 (4.67m x 2.97m)

Dual aspect dining kitchen Range of fitted wall and base units in light grey finish with complimentary work tops and breakfast bar, inset 1 1/2 bowl sink with mixer taps over, double oven, induction hob with extractor over, under unit lighting, integrated fridge freezer, wine cooler ceiling spot lights, parquet effect flooring, front facing window with shutter blinds, patio doors lead out directly to rear garden.

## Lounge

15'3 x 9'10 (4.65m x 3.00m)

Dual aspect lounge with shutter blinds to windows, parquet effect flooring, ceiling spotlights, radiator.

## WC

5'11 x 3'3 (1.80m x 0.99m)

laminated flooring, two piece suite in white comprising low level wc and sink basin with mixer taps over and storage unit

## First Floor Stairs & Landing

carpeted, radiator, storage cupboard.

## Bedroom One

15'3 x 9'9 (4.65m x 2.97m)

Dual aspect room with front facing window complete with shutter blinds and rear facing Juliette balcony over looking the garden, carpeted, radiator.

## En-Suite

7'6 x 6'10 (2.29m x 2.08m)

Three piece suite in white comprising double walk in shower, low level wc and sink basin with vanity storage and overhead mirrored cabinet, fully tiled, towel warmer, ceiling spotlights, front facing window with shutter blinds.

## Bedroom Four

8'9 x 9'9 (2.67m x 2.97m)

Front facing with window shutter blinds, parquet effect flooring, radiator.

## Family Bathroom

5'7 x 9'9 (1.70m x 2.97m)

Three piece suite in white comprising bath with rainfall shower over and glass splash screen, low level wc, vanity sink unit, towel warmer, ceiling spotlights, fully tiled.

## Second Floor Stairs & Landing

carpeted

## Bedroom Two

15'3 x 9'10 (4.65m x 3.00m)

Dual aspect with 2 velux roof lights, carpeted, radiator.

## Bedroom Three

15'3 x 9'9 (4.65m x 2.97m)

Dual aspect with 2 velux roof lights, carpeted, radiator.

## Family Shower Room

7'6 x 6'10 (2.29m x 2.08m)

Three piece suite in white comprising double walk in shower, low level wc and sink basin with vanity storage, fully tiled, towel warmer, ceiling spotlights, front facing window with shutter blinds.

## Garage

18'4 x 10'10 (5.59m x 3.30m)

Up and over door to front, door to side for direct access to rear garden, power and lighting. Provides secure off road parking or a large storage space, potential to convert into a further living area subject to planning.

## External

Block paved driveway to front and small lawned area. Private rear garden which is not overlooked complete with artificial lawn and patio areas. Direct access into the garage and further gated side access.

## Tenure - Freehold

The property is listed as 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

