



MCDERMOTT & CO

THE PROPERTY AGENTS



**£360,000**

142 Chew Valley Road, Greenfield, Saddleworth, OL3 7DD

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Situated on Chew Valley Road in the highly sought-after village of Greenfield, this beautifully presented stone built semi-detached period home offers spacious living ideal for growing families. The property combines traditional character with practical living space and is positioned within easy reach of local amenities, schools, countryside walks and transport links into Greater Manchester.

Internally, the property provides generous living space arranged over three floors, including a welcoming open plan reception room, fitted kitchen, three double bedrooms and a family bathroom.

Externally, the property benefits from private outdoor space to the rear, a driveway for one vehicle with EV charging point and a garage to the front.

The position of this property is truly appealing within walking distance of Dovestones Reservoir, along with nearby village shops, schools and public transport links. Greenfield railway station is approximately 1 km away,

## Entrance Vestibule

3'6" x 3'3" (1.07 x 1.01)

Entering the property into a convenient vestibule with space for footwear and cloaks, enclosed with an internal door.

## Lounge

24'11" x 15'0" (7.60 x 4.59)

Front facing open plan lounge with feature multi gas/electric fire, wood laminate flooring, radiator and single light fitting.

## Kitchen / Diner

24'11" x 15'0" (7.60 x 4.59)

Rear facing kitchen with a range of wall and base units with complimentary wood worktops, double oven and gas hobs with over head extractor fan, wood laminate flooring and radiator.

## Garage

15'7" x 9'0" (4.75 x 2.76)

Front facing garage accessed either externally via a up and over door or internally from the kitchen, the garage has electric.

## Utility Room

4'0" x 7'7" (1.24 x 2.33)

To the rear of the garage is a separate utility room with plumbing for washing machine.

## Stairs and landing

15'6" x 6'4" (4.74 x 1.94)

Carpeted stairs with hand rail leading to the first floor, carpeted landing with doors leading to first floor rooms.

## Family Bathroom

8'9" x 5'5" (2.69 x 1.67)

Front facing bathroom comprising of, WC, basin and P shaped bath with over head shower and half shower screen, tiled back wall an tiled flooring and heated towel rail.

## Bedroom 2

14'0" x 9'2" (4.27 x 2.81)

Rear facing double bedroom, carpeted, radiator and single light fitting.

## Bedroom 3

10'2" x 8'5" (3.10 x 2.59)

Front facing double bedroom, wood laminate flooring, radiator and single light fitting.

## Stairs and landing

Carpeted stairs and landing area leading to second floor.

## Bedroom 1

14'9" x 13'8" (4.51 x 4.19)

Located on the second floor, large carpeted bedroom with additional eaves storage space, radiator and single light fitting.

## External

To the front is a small paved enclosed yard, a driveway with direct access to the garage, to the rear of the property is a private paved garden area and a decked seating area.

## 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

