



MCDERMOTT & CO
THE PROPERTY AGENTS



£380,000

51 Grove Road, Uppermill, Saddleworth, OL3 6JJ

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached dormer bungalow, ideally situated on the sought-after Grove Road in Uppermill, offering spacious and versatile accommodation, stunning views, and beautifully landscaped gardens.

The property opens into a stunning modern kitchen diner, finished with sleek high-gloss units, quartz worktops, and integrated appliances, creating a stylish and sociable heart of the home. A spacious lounge provides a bright and comfortable living area, while a versatile snug/bedroom three with bi-folding doors opening onto the rear garden offers flexible accommodation to suit a variety of needs.

The home benefits from a unique split-level layout, with a short flight of stairs leading to the second double bedroom and snug/bedroom three, before a further staircase rises to the principal bedroom and family bathroom, creating clearly defined living and sleeping areas while enhancing the character and individuality of the property.

Kitchen/Diner

16'8 x 8'9 (5.08m x 2.67m)
A stunning and beautifully presented kitchen diner, finished to a high specification with a contemporary design throughout. The space is fitted with a range of sleek high-gloss wall and base units, complemented by quartz worktops, creating a stylish and durable finish.
The kitchen benefits from a range of integrated appliances, including an integrated dishwasher, together with a built-in oven, hob, and extractor hood. A feature sink is positioned beneath a large window, allowing plenty of natural light to flood the space.
A door leads through to a useful pantry/utility area, providing additional storage and practicality for everyday living.
The dining area comfortably accommodates a table and chairs, creating a bright and sociable environment ideal for both everyday dining and entertaining.
Finished with herringbone-style flooring, recessed ceiling spotlights, and a contemporary vertical radiator, this is a modern and beautifully maintained kitchen diner, forming the heart of the home.

Lounge

16'10 x 11'0 (5.13m x 3.35m)
A bright and beautifully presented lounge, enjoying a large front-facing window that fills the room with natural light and offers pleasant views.
A standout feature is the contemporary wall-mounted electric fireplace, creating an attractive focal point and adding a modern touch to the space. The room is finished with carpeted flooring, ceiling lighting, and radiators, creating a warm and comfortable environment.
Open access to the staircase and landing enhances the sense of space, making this a stylish and welcoming living area, ideal for both relaxing and entertaining.

Stairs & Landing

A bright and beautifully presented staircase and landing, featuring a glass balustrade with oak handrail, creating a modern and contemporary feel while enhancing the sense of space and light.
The landing benefits from a window allowing plenty of natural light, together with carpeted flooring, recessed ceiling spotlights, and a radiator.
A stylish and well-maintained space, providing access to all first-floor rooms.

Snug/Bedroom Three

10'4 x 9'10 (3.15m x 3.00m)
A bright and versatile snug/bedroom three, offering flexible accommodation to suit a variety of needs. The room benefits from bi-folding doors opening onto the rear garden, allowing plenty of natural light and creating a seamless indoor-outdoor connection.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and well-presented room, ideal for use as an additional reception room, snug, dining room, or third double bedroom.

Bedroom Two

10'3 x 9'10 (3.12m x 3.00m)
A bright and spacious second double bedroom, benefiting from a large rear-facing window allowing plenty of natural light and pleasant views over the garden.
The room offers ample space for a double bed and additional bedroom furniture, while the neutral décor creates a bright and welcoming atmosphere throughout.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and well-presented double bedroom, ideal for family members or guests.

Bedroom One

12'5 x 10'11 (3.78m x 3.33m)
A bright and spacious main bedroom, benefiting from a large picture window that allows plenty of natural light and enjoys attractive far-reaching views.
The room features a range of fitted wardrobes and built-in storage, providing excellent practicality while maximising the available space.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and beautifully presented double bedroom, ideal for everyday living.

Bathroom

6'3 x 8'9 (1.91m x 2.67m)
A stylish and beautifully presented family bathroom, fitted with a panelled bath with rainfall shower over and glass screen, low-level WC, and a floating vanity unit with integrated wash basin and storage.
The room benefits from contemporary tiling, a heated chrome towel rail, and a frosted window with fitted blinds, allowing for natural light while maintaining privacy.
Finished with tiled flooring and recessed ceiling spotlights, this is a modern and well-appointed bathroom ideal for everyday use.

External

An attractive and beautifully maintained semi-detached dormer bungalow, occupying a generous plot and enjoying excellent kerb appeal.
To the front, the property benefits from a substantial block-paved driveway, providing off-road parking for multiple vehicles and leading to a detached garage. A well-maintained lawned garden with mature planting and shrub borders further enhances the attractive approach.
To the rear, the property boasts a beautifully landscaped tiered garden, thoughtfully designed for both relaxing and entertaining. A generous Indian stone patio sits directly outside the property, providing an excellent seating area and enjoying a seamless connection to the home via Bi-Folding patio doors.
The garden continues across several levels, featuring raised flower beds, stone retaining walls, established planting, artificial lawn, and additional seating areas, creating a striking outdoor environment with plenty of space to enjoy throughout the seasons.
Overall, the property offers an excellent combination of ample parking, detached garage, and beautifully landscaped gardens, ideal for modern family living.

Garage

16'2 x 8'6 (4.93m x 2.59m)
A substantial detached garage, accessed via an up-and-over door to the front and a separate side access door from the garden, providing excellent practicality and flexibility.
The garage benefits from power, lighting, windows, and extensive storage space, making it ideal for vehicle storage, a workshop, hobbies, or general household storage.
A valuable addition to the property, offering excellent versatility and enhancing the overall functionality of the home.

Tenure - Leasehold

The property is listed as leasehold with 942 years remaining and an annual ground rent of £30

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%

Directions

