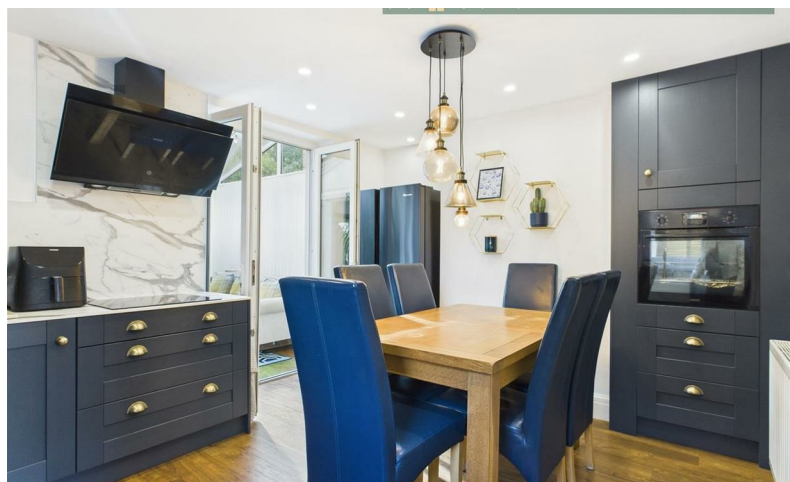




MCDERMOTT & CO
THE PROPERTY AGENTS



£335,000

20 Carr Lane, Greenfield, Saddleworth, OL3 7AX

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Situated on Carr Lane in Greenfield, Saddleworth, McDermott & Co are delighted to bring to the market this beautiful semi-detached home presenting an excellent opportunity for those seeking a walk in ready family home in a sought-after location. Boasting well-proportioned reception room and dining kitchen, sun room, utility and downstairs shower room. Whilst to the first floor are two comfortable double bedrooms, and a good sized family shower room. Set back from the road providing additional privacy, Ideal for small families or couples looking for a peaceful retreat.

The modernised & neutral home which is warmed by gas central heating and Upvc double glazed throughout has been well maintained & presented, showcasing a blend of modern comforts and traditional charm. The private split level landscaped gardens are a particular highlight, offering a serene outdoor space perfect for enjoying sunny days with far reaching views over Saddleworth. The property also benefits from it own block paved driveway providing off road parking.

Entrance Vestibule

3'1 x 4'5 (0.94m x 1.35m)
Entrance vestibule, tiled flooring, painted walls with spotlights, door leading into the property.

Hallway

2'11 x 3'0 (0.89m x 0.91m)
Tiled flooring upon entering with carpeted stairs with handrail leading to first floor, Neutral décor and radiator.

Lounge

12'0 x 11'0 (3.66m x 3.35m)
Front facing lounge, wood laminate flooring, radiator and single light fitting, drift wood mantel piece, door leading to kitchen

Dining Kitchen

11'1 x 12'7 (3.38m x 3.84m)
Modern and stylish kitchen with a range of wall and base units and complementary work tops, Belfast sink with gold mixer tap, induction hob and integrated oven, wood laminate flooring and extra storage cupboard under stairs.

Sunroom

9'10 x 9'0 (3.00m x 2.74m)
Rear facing sun room with wood laminate flooring, radiator, lights and door leaning to utility room.

Utility Room

6'6 x 7'2 (1.98m x 2.18m)
Rear facing utility room with wall and base units and plumbing for washing machine, tiled floor, Velux window and door to shower room.

Downstairs bathroom

2'10 x 7'0 (0.86m x 2.13m)
Fully Tiled shower room, compromising of white WC and basin and walk in electric shower unit,

Stairs & Landing

2'9 x 5'3 (0.84m x 1.60m)
Carpeted stairs & landing with loft hatch access, door leading to first floor rooms.

Loft

Fully boarded loft for extra storage space, with electrics, radiator and window.

Bedroom 1

12'3 x 14'0 (3.73m x 4.27m)
Front facing , carpeted, radiator

Bedroom 2

11'0 x 8'5 (3.35m x 2.57m)
Rear facing, carpeted, radaitor

Main Shower room

8'0 x 5'2 (2.44m x 1.57m)
Fully tiled, 3 piece walk in double shower suite, low level wc and vanity sink unit, fully wall and floor tiled, towel warmer, window to rear.

External

Split level landscaped gardens to the rear providing various seating and dining areas, artificial lawn, brick built pizza oven, summer house. Lawned garden to the front with driveway, Please note the property is slightly elevated with steps leading up to the entrance from the driveway / front garden area.

Tenue

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

