MCDERMOTT & CO

THE PROPERTY AGENTS

£199,999

5 Green Lane, Delph, Saddleworth, OL3 5EP

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Offered with chain free possession and key turn ready accommodation McDermott & Co are proud to present this charming and beautifully presented one bedroom under dwelling end terrace cottage, occupying a highly sought-after position on Green Lane, a private road in the heart of Delph.

Bursting with character and dating back to circa 1900, this delightful home perfectly combines period charm with stylish modern living. Beautifully maintained throughout following a full renovation, the property offers well-proportioned accommodation ideally suited to first-time buyers, downsizers or those seeking a characterful Saddleworth retreat.

Internally briefly comprising a welcoming open-plan lounge and kitchen, thoughtfully designed to maximise both space and natural light. The stylish shaker-style kitchen complements the cottage's character, whilst the spacious living area provides a warm and inviting space to relax and entertain.

Open Plan Kitchen/Lounge

13'0 x 13'9 (3.96m x 4.19m)

A beautifully presented open-plan lounge and kitchen, combining character features with contemporary styling to create a bright and welcoming living space. Flooded with natural light from the large front-facing window, the room benefits from high ceilings, exposed ceiling beams, wood-effect flooring, radiator and feature pendant lighting.

The stylish fitted kitchen boasts a range of shaker-style wall and base units in a contemporary sage green finish, complemented by wooden work surfaces, attractive open shelving and a Belfast-style sink with brass-effect fittings. A freestanding range cooker provides a focal point to the kitchen area whilst offering practicality for everyday cooking.

The lounge area provides ample space for seating and relaxation, creating the perfect environment for both entertaining and modern-day living. Beautifully finished throughout, this charming room perfectly blends period character with contemporary comfort and serves as the heart of the home.

Stairs & Landing

3'0 x 4'6 (0.91m x 1.37m)

A bright and well-presented staircase rises to the first-floor landing, featuring fitted carpeting, a contemporary wooden handrail and neutral décor throughout. The landing provides access to all first-floor accommodation and benefits from ceiling lighting and useful storage. Tastefully finished and flooded with natural light, this space continues the home's fresh and modern feel whilst connecting the accommodation seamlessly.

Bedroom One

9'10 x 12'11 (3.00m x 3.94m)

A beautifully presented and generously proportioned double bedroom, enjoying high ceilings and an abundance of natural light from the large front-facing window. Tastefully decorated in neutral tones, the room benefits from fitted carpeting, a radiator and feature pendant lighting, creating a bright and relaxing atmosphere.

A particular feature of the room is the attractive cast-iron fireplace, adding character and charm whilst providing an elegant focal point. Offering ample space for a double bed and additional furnishings, this delightful bedroom seamlessly combines period features with modern décor and enjoys pleasant views over the surrounding area.

A spacious and tranquil retreat, perfectly suited to modern living.

Bathroom

5'5 x 9'8 (1.65m x 2.95m)

A beautifully appointed and stylish family bathroom, finished to an excellent standard with contemporary fixtures and fittings throughout. Comprising a panelled bath with shower over and glass shower screen, low-level WC and a modern vanity wash hand basin with storage beneath.

Particular features include striking metro-style wall tiling, terrazzo-effect flooring, contemporary lighting and a heated towel radiator. A window to the side elevation provides natural light and ventilation, enhancing the bright and airy feel of the room.

Tastefully designed and immaculately presented, this modern bathroom perfectly complements the character and quality found throughout the home.

Study/Dressing Room

A versatile room currently utilised as a home office and dressing room. Benefiting from fitted carpeting, a radiator, ceiling lighting and neutral décor, the room provides excellent additional space for home working, storage or hobbies. A practical and adaptable addition to the home, enhancing both its functionality and flexibility.

External

Occupying a charming position in the heart of Delph, this attractive stone-built mid-terrace home boasts an abundance of character and kerb appeal. To the front is a delightful paved seating area, providing the perfect spot to enjoy a morning coffee or unwind whilst taking in the picturesque village surroundings. Beautiful stone elevations, attractive planting and traditional features enhance the property's welcoming appearance. Ideally situated within walking distance of Delph's vibrant village centre, a range of local amenities, popular eateries and stunning countryside walks are all close at hand, making this an excellent opportunity to acquire a characterful home in one of Saddleworth's most desirable village locations.

Tenure - Freehold

The Under dwelling 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%

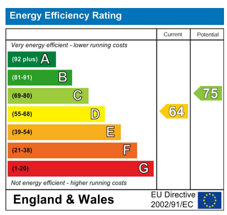
The remaining amount (the portion above £1.5 million) 12%

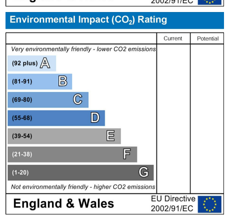
Example

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





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