MCDERMOTT & CO

THE PROPERTY AGENTS

£375,000

29 St. Marys Drive, Greenfield, Saddleworth, OL3 7DT

29 St. Marys Drive, Greenfield, Saddleworth, OL3 7DT

We are delighted to bring to the market this charming & characterful extended semi-detached home, nestled within a quiet residential area in the heart of Greenfield. This highly attractive two-bedroom home offers comfortable living within one of Saddleworth's most desirable villages. Surrounded by open countryside yet conveniently placed for local amenities & transport links, the property presents an ideal opportunity for first-time buyers, downsizers, or those seeking a beautiful key turn ready home.

Entering the property reveals a stylish & inviting hallway leading to a spacious lounge with views to the front & rear complete with French doors leading directly into the stunning garden, a modern & high spec dining kitchen with integrated Neff & Bora appliances, convenient central island & spacious dining area. Through the kitchen you will find a utility/boot room which can also be accessed directly from the front of the property.

To the first floor you are welcomed with a generously sized master bedroom with bespoke built in wardrobes & dressing area, a second double bedroom with bespoke built in wardrobes & a well designed family

Entrance Hallway
2'7 x 8'3 (0.79m x 2.51m)

Front facing entrance hallway, carpeted with panel walling, built in drawers for extra storage and radiator, stairs leading to first floor, Storage cupboard/ cloakroom, doors leading to lounge and kitchen.

Cloakroom
3'0 x 4'7 (0.91m x 1.40m)

Conveniently located in the hallway for extra storage space.

Lounge
17'5 x 11'9 (5.31m x 3.58m)

Dual aspect room, carpeted with radiator, featuring a log burner, French doors opening up to allow access to the rear garden.

Dining Kitchen
12'5 x 13'9 (3.78m x 4.19m)

Rear facing dining kitchen with a range of modern fitted wall and base units, Neff & Bora integrated appliances and feature central island with additional storage, ample space for a family dining table, tiled flooring with hot water under floor heating, ceiling spots & feature wall lighting. Access into the utility / boot room, a beautiful barn door leads out to rear garden.

Utility / Boot Room
7'10 x 4'8 (2.39m x 1.42m)

Front facing room, tiled flooring with hot water under floor heating, part tiled walls and electrics for appliances, Velux window and spotlights.

Stairs/ Landing
4'7 x 4'5 (1.40m x 1.35m)

Wood stairs with carpet runner, Panelled walls and neutral decor.

Bedroom 1
17'6 x 6'6 (5.33m x 1.98m)

Dual aspect bedroom, with French doors opening up overlooking the rear garden, carpeted with 2 x bespoke built in sliding door wardrobes and dressing area.

Bedroom 2
9'10 x 9'0 (3.00m x 2.74m)

Rear facing, currently being used as a office space with additional space for a double bed, wood flooring, bespoke built in wardrobes with sliding doors.

Family Bathroom
10'10 x 5'1 (3.30m x 1.55m)

Beautifully designed and presented family bathroom, comprises of walk in enclosed shower, free standing bath, basin and low level WC, filly tiled floors and walls, with heated towel rail.

External
To the front of the property is a raised paved front garden, enclosed with hedges, to the rear is a beautifully landscaped garden which has been designed to perfection providing a tranquil haven with designated seating areas perfect for relaxation or entertaining.

Tenure
Our clients have advised the property is 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