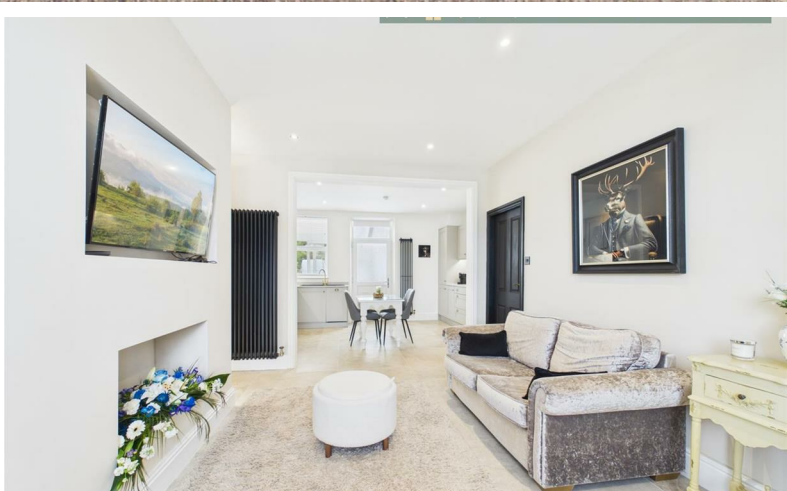
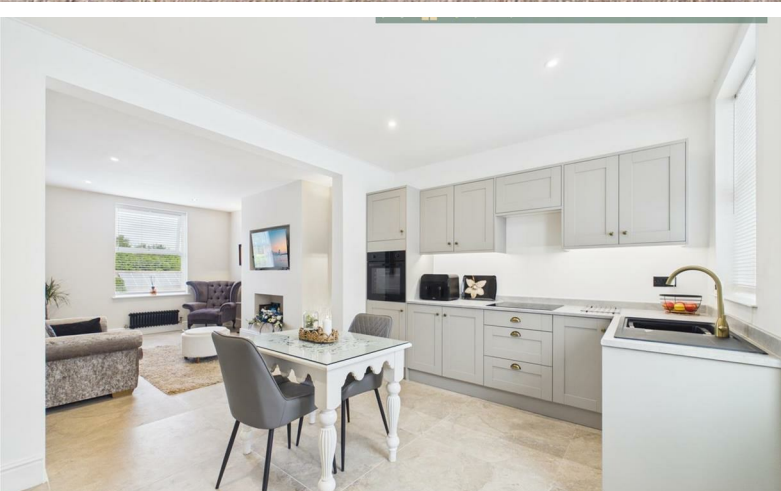




MCDERMOTT & CO
THE PROPERTY AGENTS



£350,000

125 Manchester Road, Greenfield, Saddleworth, OL3 7HH

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Being sold with Chain free possession Set on Manchester Road in the charming village of Greenfield, Saddleworth, this immaculate stone built mid-terrace house offers a perfect blend of modern living and stunning natural beauty. Spanning an impressive 1,063 square feet, boasting three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that exudes a sleek and contemporary feel, perfect for both relaxation and entertaining. The property features two stylish bathrooms, ensuring convenience for all residents.

One of the standout features of this home is the breathtaking views that can be enjoyed from both aspects, allowing you to appreciate the picturesque surroundings throughout the day. The modern design elements throughout the house create a warm and inviting atmosphere, making it a delightful place to call home.

Hallway

3'8 x 9'2 (1.12m x 2.79m)

Neutral décor, tiled flooring, stairs leading to the first floor, radiator, pendant lighting.

Lounge

11'6 x 15'4 (3.51m x 4.67m)

A spacious airy lounge with neutral décor, leading to the open plan Dining/Kitchen. Comprising, stunning porcelain tiled flooring throughout, versatile media wall, vertical radiator, uPVC window, door to under stair storage and spot lighting.

Kitchen/Diner

14'8 x 10'4 (4.47m x 3.15m)

Fitted with a range of wall and base units with integrated appliances including, dishwasher, oven, halogen hob, fridge/freezer, Sink & drainer, vertical radiator, uPVC window, spot lighting and door on to utility.

Utility Room

9'4 x 4'8 (2.84m x 1.42m)

Neutral décor, tiled flooring, space for washing machine.

Rear Porch

5'0 x 5'1 (1.52m x 1.55m)

Perfect storage for shoes and coats leading from the utility, tiled flooring, sliding doors to the rear.

Bathroom

7'7 x 7'1 (2.31m x 2.16m)

Stunning fully tiled bathroom complete with bath, with shower head attachment, low level WC, wash basin and vanity unit, shower cubicle with rain shower head. LED strip and spot lighting, heated towel rail. uPVC privacy window.

Bedroom Two

9'1 x 15'8 (2.77m x 4.78m)

A spacious double bedroom, feature fire place, additional storage over the stairs, carpeted, pendant lighting, radiator and uPVC window to the front aspect, with stunning countryside views.

Bedroom Three

6'11 x 10'6 (2.11m x 3.20m)

Another generous double bedroom, carpeted, spot lighting, radiator and uPVC window to the rear aspect, with stunning countryside views.

Stairs & Landing

5'8 x 6'11 (1.73m x 2.11m)

Neutral décor, pendant lighting, carpeted.

Bedroom One

9'6 x 22'1 (2.90m x 6.73m)

Situated on the third floor, spanning the length of the property this bedroom benefits, dual aspect uPVC windows with stunning countryside views, additional storage within the eaves, carpeted, wall lighting, radiator and access to En-suite.

En-Suite

4'0 x 7'10 (1.22m x 2.39m)

Off bedroom one, 3 piece bathroom suite comprising marble effect tiled shower cubicle with rain head shower, wash basin, low level WC, heated towel rail, tiled flooring, uPVC privacy window.

External

The property benefits from a elevated front garden. To the rear is a charming courtyard and outhouse for additional storage. Beyond the courtyard lies a substantial plot of land under a separate title but included within the sale. The land previously used as local allotments, includes a garage, parking space, a generous lawned garden, mature plants and shrubs and well-maintained shed. Through access for neighbouring properties.

Previously subject to a planning application for single dwelling made by the current owners.

Garage

Additional storage space with up and over door, with driveway.

Tenure - Freehold

The 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

The figure displays two energy performance charts for England & Wales, based on the EU Directive 2002/91/EC. The top chart is the Energy Efficiency Rating (EER) and the bottom chart is the Environmental Impact (CO2) Rating. Both charts show a scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 71, and the potential rating is 83.

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Current: 71, Potential: 83

England & Wales EU Directive 2002/91/EC

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

England & Wales EU Directive 2002/91/EC

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