



MCDERMOTT & CO

THE PROPERTY AGENTS



**£265,000**

18 Wellington Road, Greenfield, Saddleworth, OL3 7AQ

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Nestled in the heart of Greenfield, Oldham, this charming stone built end-terrace house on Wellington Road offers a delightful opportunity for first-time buyers. Built in the early 1900s, exudes character and warmth, making it a perfect starter home for those looking to settle in a vibrant village community.

Spanning approximately 998 square feet, featuring a welcoming reception room that provides a cosy space for relaxation and entertaining. The two well-proportioned bedrooms offer ample room for rest and personalisation, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features is the fantastic rear garden, which presents an ideal setting for outdoor activities, gardening, or simply enjoying the fresh air. This private outdoor space is perfect for hosting summer barbecues or unwinding after a long day. Off road parking is available on a separate plot of land just a few steps away. A rare find for a terrace property.

## Lounge

14'2 x 13'10 (4.32m x 4.22m)

On entering you are greeted by a spacious lounge area with feature fire place, uPVC windows, pendant lighting, side wall lights, radiator and neutral décor.

Carpeted stairs leading to the first floor.

## Dining Kitchen

13'11 x 10'10 (4.24m x 3.30m)

Cream cottage style wall and base units with fitted electric Zanussi oven, Gas hob and integrated extractor hood. Tiled countertop splash backs, Stainless steel sink and drainer, space for washing machine, radiator, window overlooking the garden and door to the rear & laminate flooring.

## First Floor Landing

2'9 x 3'0 (0.84m x 0.91m)

Stairs off lounge lead to first floor. Carpeted, loft access.

## Bedroom One

14'1 x 13'9 (4.29m x 4.19m)

Spacious double bedroom with feature fireplace, carpeted throughout, uPVC window, radiator and pendant lighting.

## Bedroom Two

7'7 x 10'11 (2.31m x 3.33m)

Another good sized double bedroom, carpeted radiator uPVC window to the rear and pendant lighting

## Bathroom

6'0 x 7'6 (1.83m x 2.29m)

3 piece modern bathroom suite comprising bath with rainfall mains shower head and handheld attachment, wash basin with vanity unit, wc, white tiles and laminate flooring. uPVC window and spot lighting.

## Cellar 1

13'11 x 14'2 (4.24m x 4.32m)

Accessed externally from the rear of the property, perfect for storage or conversion for additional space.

## Cellar 2

13'9 x 10'7 (4.19m x 3.23m)

Accessed externally from the rear of the property, housing the combi boiler. perfect for storage or conversion for additional space.

## External

Externally the property benefits from a generously sized garden featuring a raised decking area and a low-maintenance AstroTurf lawn. Also allowing access to the Cellar underneath the property.

## 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

