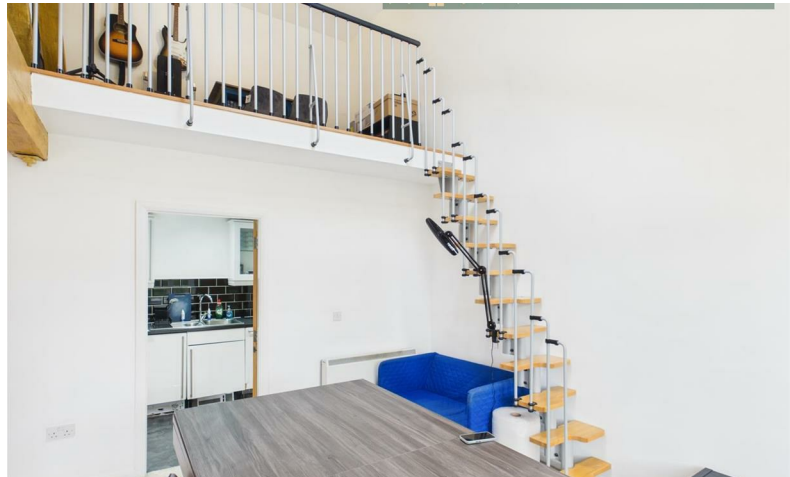




**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£300,000**

34 Whitehead Close, Greenfield, Saddleworth, OL3 7PP

# 34 Whitehead Close, Greenfield, Saddleworth, OL3 7PP

We are proud to present to the market 34 Whitehead Close, tucked away on a beautiful development in the sought after village of Greenfield. This 2 double bedroom duplex apartment offers a fantastic opportunity to acquire a modern home set within a stone built mill conversion within walking distance of Greenfield Train Station.

The open plan living / dining room complete with vaulted ceiling, exposed Oak beams, huge windows and Velux ceiling lights certainly give the wow factor. The mezzanine floor above the lounge provides a versatile open area which is currently being used as a home office.

Accessed via the newly updated secure intercom communal door you enter into the communal hall with stairs leading off to the first floor where apartment 34 is located. On entering the apartment the layout comprises of hallway, main shower room & two double bedrooms with en-suite to the master.

## Communal Entrance

Secure intercom main entrance. A bright and well-maintained communal area featuring a modern staircase with secure metal balustrade, ample natural light from a large window. Stairs lead from the hall to the first floor.

## Entrance hall

11'7" x 10'2" (3.54 x 3.12)

Carpeted, column radiator, ceiling spotlights, neutral decor, under stairs storage, access to bedrooms & main shower room, stairs lead up to second floor.

## Shower room

5'6" x 6'10" (1.68 x 2.09)

Modern & compact family shower room with a clean & crisp minimalist design.

Fully tiled in large, white wall tiles with a subtle marble effect. Grey floor tiles, Walk-in shower with a clear glass screen and matte black fixtures, including a rainfall-style showerhead and a handheld attachment, low level wc, vanity sink basin, towel warmer and a wall cabinet for storage.

Lighting is recessed into the ceiling, giving an even, modern illumination, and there's also an extractor vent for ventilation.

## Bedroom One

12'7" x 8'9" (3.84 x 2.67)

Large multi-pane window-offering pleasant views and natural light, vertical blinds. Neutral decor, ceiling fan with an integrated light fixture. Carpeted, column radiator

## En-suite

7'1" x 3'6" (2.18 x 1.08)

Clean & crisp minimalist design. Fully tiled walls in large, white tiles with a subtle marble effect. Tiled flooring, walk-in shower with a clear glass screen and matte black fixtures, including a rainfall-style showerhead and a handheld attachment, low level WC & vanity sink basin. Lighting is recessed into the ceiling, giving an even, modern illumination, and there's also an extractor vent for ventilation.

## Bedroom Two

10'4" x 6'10" (3.15 x 2.09)

Large multi-pane window-offering pleasant views and natural light, roller blind, carpeted, neutral decor, column radiator, ceiling light.

## Stairs & Landing

5'6" x 3'5" (1.69 x 1.05)

carpeted, wooden balustrade, ceiling light, neutral decor.

## Storage Cupboard

2'6" x 11'3" (0.76m x 3.43m)

carpeted, water tank.

## Open plan Lounge / Dining

22'2" x 13'10" (6.76 x 4.23)

Stunning open plan room with vaulted ceiling and exposed feature oak beams, two large rear facing windows & two large velux roof light providing an abundance of natural light, carpeted, two storage heaters, two ceiling lights. Neutral decor. Stairs lead off to mezzanine level.

## Kitchen

13'1" x 32'9" x 6'3" (4'10 x 1.91)

A stylish, modern kitchen featuring sleek white cabinetry, contrasting black tiled splashbacks, and ample worktop space. Fully equipped with integrated fridge freezer, electric oven & hob and overhead extractor. Practical storage and wine rack. vinyl flooring, ceiling spotlights.

## Mezzanine

220 x 11'3" (6.71m x 3.43m)

open aspect large versatile and adaptable space, currently used as a home office, with views over the lower floor level and windows. Carpeted, neutral decor, ceiling lights.

## Garage

11'1" x 17'5" (3.39 x 5.33)

Integral garage on the ground floor of the building, up and over door, power and lighting. Providing secure off road parking or ideal for storage. There is further parking on the private driveway directly in front of the garage.

## External

Well kept and maintained communal areas surround the beautiful development.

## Tenure

Leasehold 999 years from 2004 with an annual ground rent of £150

## Service Charge

Service charge of £100 per month.

## 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

