



**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

27 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

