



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£595,000**

Thornhill Kinders Lane, Greenfield, Saddleworth, OL3 7PB

# Thornhill Kinders Lane, Greenfield, Saddleworth, OL3 7PB

McDermott & Co are delighted to bring to the market this beautiful home on Kinders Lane in the charming area of Greenfield, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and character-filled home. Boasting four well-proportioned bedrooms, this property is perfect for those needing ample living space.

As you enter, you are greeted by a vast hallway with high ceilings filled with lots of natural light which leads you to two impressive reception rooms, upon entering the lounge you are welcomed with natural light and a magnificent bay window with original stain glass design. The high ceilings throughout the home enhance the sense of space and light, while the traditional features add a touch of elegance and charm.

The well appointed dining rooms leads through to the kitchen which has a range of wall and base units and leads to the garden.

### Entrance Porch

4'6 x 6'5 (1.37m x 1.96m)  
Great entrance space, white wall with lots of light through large windows. Tiled floor.

### Hallway

16'3 x 3'5 (4.95m x 1.04m )  
Large open hallway leading to the dining room and large front lounge. Stairs leading to the first floor. Wall papered walls and carpeted floors. Standard ceiling rose with shade. Wooden door and large window entrance. Large radiator running along the hallway.

### Lounge

21'1 x 17'9 (6.43m x 5.41m)  
Large living lounge with plenty of space, three large windows either side of the room letting loads of natural light into the room. Beautiful featured fire place, carpeted floor and wall papered walls. Radiators running around the room.

### Dining Room

13'4 x 13'8 (4.06m x 4.17m )  
Dining room with enough room for a dining table, chairs and sofa. Brick built fire place with fire. Walls are wall papered, clean with 2 large windows light light in. Floors are carpeted with large radiator under the window bays. Standard ceiling rose light with shade.

### Kitchen

8'11 x 14'4 (2.72m x 4.37m)  
Rear facing kitchen with a range of wall and base units with complimentary marble gloss work tops with tiled splash backs all round. Standalone cooker, microwave and fridge freezer, electric hob, lino flooring throughout, Spotlights with doors leading to garden area and back into hallway. Boiler is positioned in the kitchen.

### Stairs

10'9 x 2'11 (3.28m x 0.89m)  
Carpeted, access to landing for all first floor rooms.

### Landing

8'2 x 2'11 (2.49m x 0.89m)  
Carpeted with wall papered walls leading to bedroom 3 and main bathroom.

### Landing

10'2 x 3'2 (3.10m x 0.97m)  
Carpeted with wall papered walls leading to bedroom 1, 2 and 4 along with stairs going up to the 2nd floor, loft rooms.

### Bedroom 1

9'11 x 17'10 (3.02m x 5.44m)  
Side facing bedroom, carpeted flooring with radiator and featured under stairs feature.

### Bedroom 2

10'9 x 13'0 (3.28m x 3.96m)  
Front facing bedroom, carpeted flooring with radiator and fitted wardrobes.

### Bedroom 3

8'3 x 13'9 (2.51m x 4.19m)  
Rear facing bedroom, carpeted flooring with radiator and featured fire place.

### Bedroom 4

7'8 x 10'9 (2.34m x 3.28m)  
Front facing bedroom, carpeted flooring with wall papered walls and radiator.

### Bathroom

4'7 x 10'5 (1.40m x 3.18m)  
White tiled walls and grey tiled flooring, compromising white basin, toilet and enclosed shower, radiator, neutral décor, 3 way lights.

### Loft Room

16'0 x 13'4 (4.88m x 4.06m)  
Carpeted loft room with windows.

### Loft Room

13'0 x 10'9 (3.96m x 3.28m)  
Carpeted loft room with windows.

### Externally

Grass lawn to rear of the property with paved sitting area, garden swing around the property with further space towards the front lounge.

### Tenure

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

