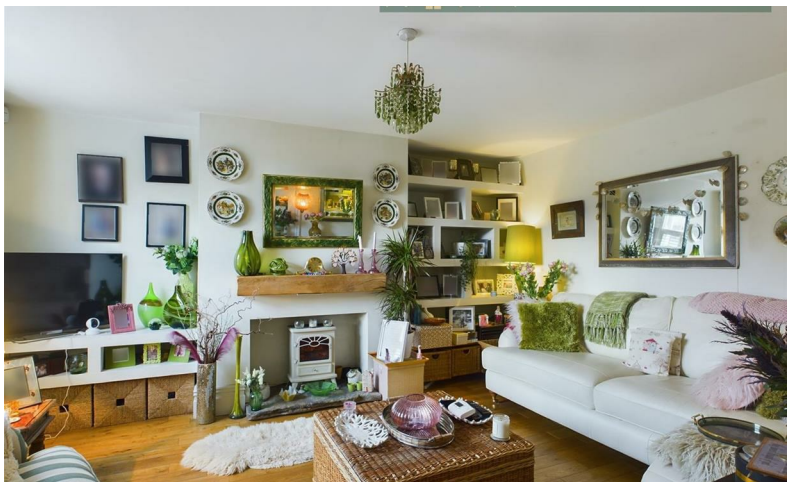




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£299,950**

8 Spring Grove, Greenfield, Saddleworth, OL3 7FR



# 8 Spring Grove, Greenfield, Saddleworth, OL3 7FR

McDermott & Co are pleased to present this charming stone built back to back end terrace property in a sought after location on Spring Grove in Greenfield Saddleworth. Just a short walk to all the villages amenities in including convivence stores, butchers, coffee shops Primary schools, pubs and Greenfield Railway Station.

Internally briefly comprising of a Lounge and kitchen/diner with stairs leading off to a fully tanked cellar/office space with separate utility room. Off the landing on the first floor are two double bedrooms and a bathroom with neutral décor throughout the property.

Externally there is a beautiful garden area and space for parking.

## Kitchen/Dining

12'9 x 12'0 (3.89m x 3.66m)

The kitchen/Diner is front facing with a neutral décor, a range of fitted white wall and base units with complimentary wooden worktops. Inset Belfast sink with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, integrated dishwasher. The kitchen features a exposed stone wall, wood flooring and spotlights.

## Lounge

12'1 x 14'8 (3.68m x 4.47m)

Front facing, neutral décor with feature fire, built in shelving for extra storage and wood flooring flowing from the kitchen

## Cellar Room/office

11'10 x 8'4 (3.61m x 2.54m )

Stairs of Kitchen / Dining: Fully tanked cellar room, with stone floor and neutral décor.

## Utility Room

11'10 x 8'4 (3.61m x 2.54m )

Located in the cellar a separate room currently being used as a utility room.

## Stairs & Landing

Stairs off Kitchen / Dining: leading to cellar room/office, utility and to the first floor access to the bedrooms and bathroom.Carpeted, neutral decor.

## Bedroom 1

12'0 x 14'10 (3.66m x 4.52m)

Front Facing double bedroom with neutral décor, fitted with carpet and radiator.

## Bedroom 2

13'2 x 6'10 (4.01m x 2.08m)

Front facing bedroom with neutral décor, fitted with carpet and radiator.

## Bathroom

5'4 x 7'7 (1.63m x 2.31m)

Side facing, neutral décor, four piece bath suite in white, compromising

of bath, walk in shower, toilet and vanity sink, tiled flooring and partly tiled walls.

## Externally

Externally offers a private garden area and off road parking spaces.

## Tenure

Our clients has confirmed that the property is subject to flying 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

