MCDERMOTT & CO

THE PROPERTY AGENTS

£474,995

89 Shaw Hall Bank Road, Greenfield, Saddleworth, OL3 7LE

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McDermott & Co are delighted to bring to the market this beautiful period detached family home nestled in the picturesque area of Shaw Hall Bank Road, Greenfield, Spanning over four levels, boasting an impressive layout, with four spacious bedrooms, spacious living areas and ample parking, making it a perfect sanctuary for families.

Upon entering the property you are welcomed into a beautiful spacious hallway leading to a dining room with adjoining lounge and office, the layout of this property is unique with stairs from the hallway leading to the lower level where you will find a beautiful kitchen, WC, utility room and access to the garage which leads out to the rear garden.

Upon the the first floor are three bedrooms and a bathroom, to the second floor is the impressive master bedroom complete with en-suite.

Entrance Hallway
6'10 x 17'2 (2.08m x 5.23m)
Entering the property into a spacious hallway with high ceilings and original features, with stairs leading to the second floor and lower floor and doors leading the lounge/dining room and office.

Lounge/ Dining Room
14'8 x 29'2 (4.47m x 8.89m)
This large dual aspect open plan room is currently being used as a dining space to the front and lounge to the rear with French door that open up to a balcony with outstanding views.

Balcony
13'4 x 6'10 (4.06m x 2.08m)
Through double French doors off the lounge is a balcony with stunning views a perfect retreat.

Office
6'9 x 11'4 (2.06m x 3.45m)
Rear facing room with beautiful views of the hills and countryside, this room offers a versatile space for family needs, currently being used as a office space, carpeted.

Stairs to Lower level floor
Carpeted stairs with handrail leading to lower level floor.

Lower Level floor Hallway
3'10 x 16'7 (1.17m x 5.05m)
Located on the lower level with wood flooring, neutral decor with access to the kitchen, WC, utility room and garage.

Kitchen
14'1 x 13'1 (4.29m x 3.99m)
A beautifully designed kitchen with an impressive centre island giving space for entertaining guests, the kitchen offers a range of wall and base units with complementary wood worktops a integrated fridge/freezer, integrated dishwasher, 2 x integrated electric ovens with an induction hob and built in extractor fan, vinyl wood flooring, spotlight lights and under counter lighting.

WC
3'4 x 5'0 (1.02m x 1.52m)
Comprises of white WC and basin, radiator and vinyl wood flooring.

Utility Room
6'7 x 10'11 (2.01m x 3.33m)
Located at the rear of the property is a conveniently located utility room with built in sink and units, plumbing for washing machine and space for a dryer with vinyl wood flooring.

Garage
12'10 x 14'7 (3.91m x 4.45m)
Rear facing garage that opens up via a up and over style door to the driveway and rear garden, with electric and an additional door leading out to the garden.

Stairs & 1st floor landing
8'7 x 10'5 (2.62m x 3.18m)
Carpeted stairs and landing with doors leading to the bathroom and bedrooms 1, 2 and 3, door with stair access to second floor master bedroom and en-suite.

Bedroom 2
14'8 x 13'11 (4.47m x 4.24m)
Front facing bedroom, carpeted with radiator and built in wardrobe unit.

Bedroom 3
9'8 x 15'0 (2.95m x 4.57m)
Rear facing bedroom over looking the back garden, stunning views of the countryside and the canal, carpeted and radiator.

Bedroom 4
10'9 x 11'6 (3.28m x 3.51m)
Rear facing bedroom with gorgeous views, carpeted with radiator.

Bathroom/Shower room
6'10 x 6'4 (2.08m x 1.93m)
Front facing shower room, comprises of low level WC, basin and enclosed quadrant shower, tiled floor and part tiled walls, with underfloor heating, heated towel rail and spotlights.

Stairs to 2nd floor
Carpeted stairs with handrail to master bedroom and en-suite.

Master Bedroom
20'9 x 19'10 (6.32m x 6.05m)
An impressive space with views to the front, rear and side of the property, carpeted with radiator and three large Velux windows exposing the running hills of Saddleworth. This room benefits for additional storage space running along both lengths of the bedroom in the eaves and an En-suite.

En-Suite
5'1 x 6'8 (1.55m x 2.03m)
Master bedroom en-suite comprises of WC, vanity unit with built in basin and cupboards and enclosed electric shower unit, carpeted with tiled walls and heated towel rail and ventilation.

External
Externally the front of the property benefits from a small enclosed garden with a path leading to the front door, To the rear is a driveway that can accommodate a number of cars and a greenhouse. Stairs from the driveway lead up to the balcony and access to the side of the property.

Separate to the sale of the property there is an option to purchase a piece of land close by that is currently being used for home grown produce.

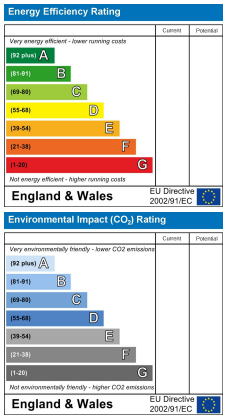
Tenure
We have been advised the property is Leasehold with zero ground rent payable.

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%

Directions



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