MCDERMOTT & CO
THE PROPERTY AGENTS

£320,000

62 Chew Valley Road, Greenfield, Saddleworth, OL3 7DB

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Offered to the market is this beautiful 2 double bedroom stone built 1890's three storey cottage, located in the highly sought after village of Greenfield within the stunning parish of Saddleworth.

Having been modernised to a high standard and carefully designed retaining many original features, this home provides turn key ready condition offering the perfect blend of comfort, convenience and countryside charm.

The internal layout is versatile and allows for main access via the rear as well as the front. From the rear access you can park in the reserved parking space and enter through the garden in to the heart of the home, the spacious dining kitchen offers a perfect place for eating, family time and entertaining. Finished with Oak ceiling beams, Belfast sink, gas cook double oven, Oak worktops and integrated appliances. Beautiful original stone stairs lead up to the ground floor level cosy lounge complete with original stone floor & log burner,spacious family bathroom & boasts a vestibule front entrance.

Dining Kitchen
13'0 x 21'3 (3.96m x 6.48m)
Situated on the lower ground floor with direct access to / from the rear garden via the Rock door.
Rear facing window, Fully fitted dining kitchen in light grey finish with complimentary Oak work tops & Belfast sink, complete with integrated dishwasher & washing machine & freestanding gas cook double oven & 8 ring hob burner.
Featuring stone fireplace, original tiled flooring and stone stairs to ground floor.
Boiler housed in cupboard

Stairs to ground floor
Original stone stairs

Entrance Vestibule
3'9 x 2'10 (1.14m x 0.86m)
Original stone floor & internal doors, neutral decor, ceiling light, original features.

Lounge
13'8 x 12'6 (4.17m x 3.81m)
Front facing window with slat blinds, original stone floor continued from vestibule, original picture rail & doors, ceiling light, radiator.
Fully serviced stunning Log burner set in fireplace and hearth. Neutral decor.

Bathroom
5'10 x 9'2 (1.78m x 2.79m)
Three piece suite in white comprising bath with shower over and glass splash screen, low level wc and wash basin.
Tiled flooring. Part tiled walls.
Rear facing window
Column radiator & towel warmer.
Gloss wall cabinet.
Ceiling spotlights.

Hall & Stairs
7'5 x 5'7 (2.26m x 1.70m)
Original stone flooring, stairs lead off to both upper and lower levels. ceiling spot lights, radiator, neutral decor. carpeted to upper level stairs.

Landing
Neutral decor, ceiling light, carpeted, Loft access which has been boarded for storage.

Bedroom One
14' x 12'5 (4.27m x 3.78m)
Front facing window with slat blinds, original fire place, wall panel decoration, neutral decor, ceiling light , 2 x bedside wall lights, carpeted, radiator.

Bedroom Two
10'10 x 9'3 (3.30m x 2.82m)
Rear facing window with window blinds overlooking stunning views of the Saddleworth hills, original built in storage cupboard, carpeted, radiator.

External
Cute & low maintenance patio garden perfect for enjoying those sunny days relaxing and unwinding, with feature stone built border & wooden pergola. Log store. Side gate provides access to reserved parking space.

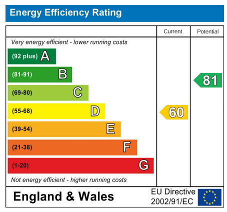
Tenure
The property is Freehold.

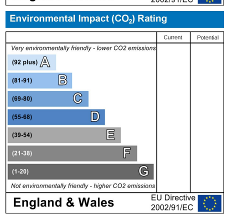
Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you’re 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





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