



78 Green Pastures  
Heaton Mersey SK4 3RA  
£325,000

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# 78 Green Pastures Heaton Mersey SK4 3RA

£325,000

Located on the sought-after Green Pastures development, this first floor apartment offers exceptional accommodation which will suit the needs of a variety of potential purchasers.

The accommodation is accessed via a light of stairs which lead to the private entrance. A hallway with fitted storage leads on to an impressive open-plan Living/Dining room with sliding doors to a sun terrace. There is a large fitted kitchen and a stylish recently refitted family shower room/WC. The principal bedroom is of generous proportions and it also boasts fitted wardrobe units. The second and third bedrooms are also fitted with high-quality bedroom furniture.

The property also benefits from a driveway and a garage.

Within easy reach are amenities, schools and transport network connections including the Metrolink tram service.

This is a rare opportunity and we strongly recommend an early internal inspection.

Tenure: Leasehold  
Council Tax: Stockport C

- Three Bedrooms
- Spacious Accommodation
- Open-plan Living/Dining Room
- Sun Terrace
- Fitted Kitchen
- Modern Shower Room/WC
- Driveway
- Garage
- Sought-after Location
- Viewing Essential

Entrance

Hallway

Lounge/Diner  
16'3" x 14'6"

Kitchen  
13'6" x 9'

Bedroom One  
16'2" x 11'4"

Bedroom Two  
12'4" x 8'1"

Bedroom Three  
10'8" x 7'

Shower Room/WC

Outside

Garage

Paved Driveway

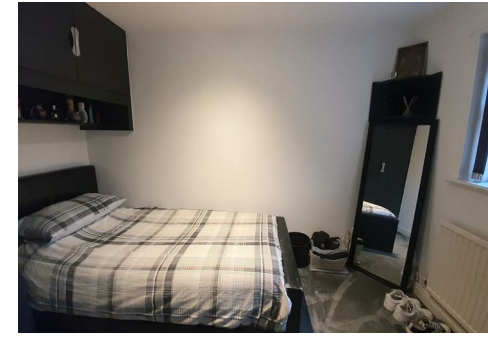
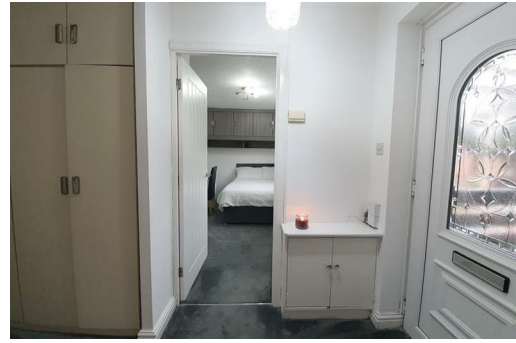
Lease Information

999 years from 25/12/1978 - 954 remaining

Ground Rent £12.50 PA

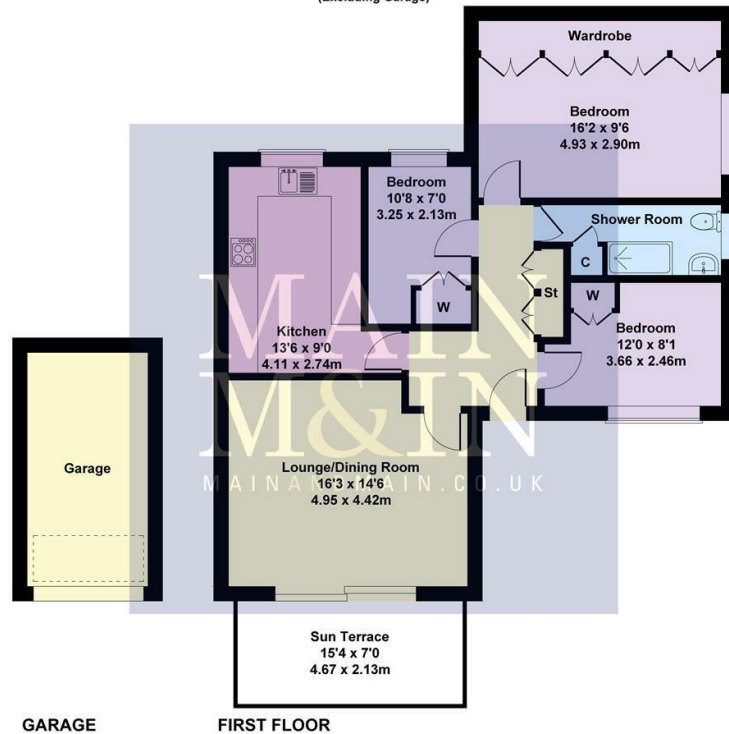
No Service Charge





### Green Pastures

Approximate Gross Internal Area  
906 sq ft - 84 sq m  
(Excluding Garage)



GARAGE

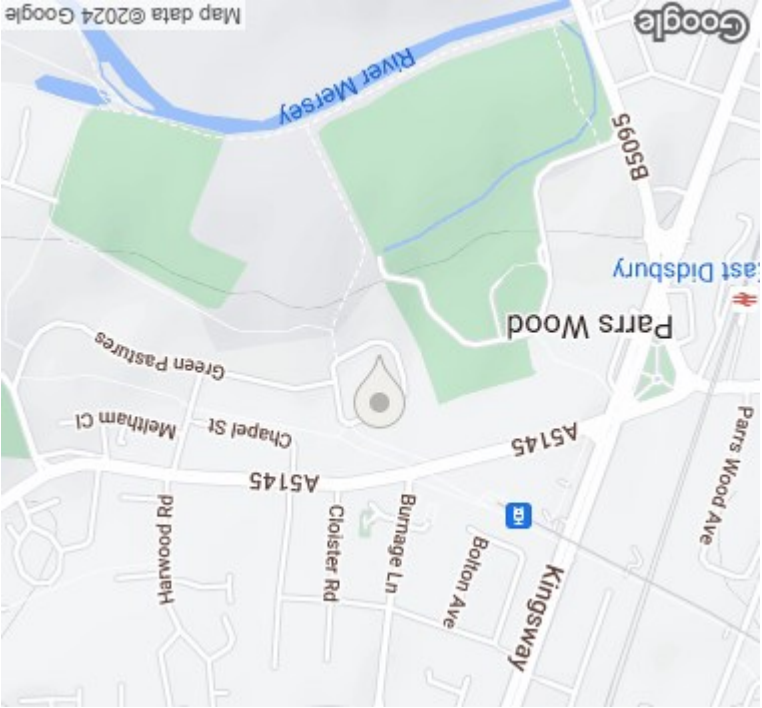
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338

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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
	Current
	Potential
76	
51	
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	
Not environmentally friendly - higher CO2 emissions	
Very environmentally friendly - lower CO2 emissions	
Current	
Potential	
Environmental Impact (CO <sub>2</sub> ) Rating	

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