



98 Green Pastures, Heaton Mersey, Stockport, SK4 3RA

Offers In Excess Of £500,000

- PRICED TO SELL
- Modern Fitted Kitchen
- No Vendor Chain
- Five Bed EXTENDED Detached
- Large Gardens To Front and Rear
- Sought After Family Location

98 Green Pastures, Stockport SK4 3RA

Extended Detached Family Home. Five Good Sized Bedroom. Recently Fitted Modern Kitchen. Double Glazing & Gas Central Heating. Large Garage with Remote Roller Door. Pleasant Enclosed Rear Garden. Highly Sought After Location. No Vendor Chain. PRICED TO SELL !!!



Council Tax Band: E



Joules offer for sale for only the second time since being built, this spacious five bedroom, family sized and much loved detached home. Although already extended the property is set within a good sized plot and offers even more space to extend or convert the large attached garage that sits to the side elevation. The accommodation briefly comprises; Entrance hall, cloak room with modern two piece suite, lounge with French doors to the rear garden, dining room and a modern fitted kitchen.

Venturing upstairs via the turned staircase, you will find three good sized bedrooms and a bathroom. An internal hallway leads to the attached annex which was originally constructed to provide semi independent living for relatives, the flexibility of these two room can again provide a lounge and a bedroom or can be classed as bedroom four and five. As already mentioned the property is set within a good sized plot with a large open plan lawned garden to the front and a driveway providing ample off road parking, To the rear is a large enclosed predominantly lawned garden with a paved patio abutting the property.

The property is situated in a highly sought after location, being convenient for everything Heaton Mersey has to offer including East Didsbury Metro station, there are also plenty of pleasant walks close by with the Trans Pennine trail, Heaton Mersey Valley, Mersey Vale Nature Park and the bowl to name a few. Another added bonus is there is no onward chain - so if you need a property and you need it quick this delightful home could be the one for you!

ENTRANCE

Canopy over entrance door

ENTRANCE HALL

Double glazed entrance door with leaded panel and side window with obscure glass. Turned staircase with open balustrade to first floor, understairs storage cupboard, central heating radiator. doors to lounge, kitchen and cloak room

CLOAKROOM

Recently refitted two piece suite comprising: Vanity wash hand basin with mixer tap and cupboard below, back to wall WC with hidden cistern, store cupboard over, fully tiled walls, double glazed window with obscure glass to the front elevation, central heating radiator

LOUNGE

14'4" x 12'0"

Double glazed French doors with side windows to the rear garden, wall mounted gas fire, two central heating radiators, open to dining room

DINING ROOM

12'6" x 8'9"

Double glazed window overlooking the rear garden, central heating radiator, serving hatch to kitchen

KITCHEN

11'4" x 8'9"

Recently refitted kitchen with a good range of modern quality fitted units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in Stoves stainless steel four ring gas hob with glass splashback and chimney style extractor hood over. Fitted Stoves electric double oven and grill. plumbed and access for a dishwasher, space for a fridge/freezer. Worksurfaces with matching upstands, breakfast bar area. Wall mounted Worcester combi boiler concealed behind a wall unit. Central heating radiator, serving hatch to dining room, courtesy door to garage

FIRST FLOOR

STAIRS AND LANDING

Turned staircase, double glazed window to half landing. doors to three bedrooms and door leading to annex

BEDROOM ONE

14'5" x 9'0"

Double bedroom with a range of fitted floor to ceiling bedroom furniture comprising; Fitted robes with clothes hanging rails and shelving, bridging units over bedhead, matching bedside cabinets. dressing table area with drawers below. Central heating radiator, double glazed window overlooking the rear garden

BEDROOM TWO

12'2" x 11'0"

Maximum measurements.

Further double bedroom, double glazed window overlooking the rear garden, central heating radiator

BEDROOM THREE

18'4" x 8'6"

Good sized bedroom, two double glazed windows to the

front elevation, two central heating radiators, loft hatch.
Door to walk in dressing area

DRESSING AREA

4'9" x 3'4"

Maximum measurements.

Dressing area fitted with floor to ceiling storage, double glazed window to the front elevation.

This room lends itself for conversion to an en-suite/wet room

ANNEX

Door from landing and hallway leading to the annex

The annex was originally constructed for elderly relatives to give a form of semi independent living within the family home. Offering a multitude of uses, can be utilised as bedroom four and five or again as a dependant/relative flat.

BEDROOM FOUR

9'8" x 7'8"

Double bedroom with a range of furniture comprising: floor to ceiling fitted wardrobes with clothes hanging rails and shelving, dressing table area with drawers below, central heating radiator, double glazed window to the front elevation, door to bedroom 5/sitting room

BEDROOM FIVE/SITTING ROOM

Full width double glazed window with pvc panels below, wall light points, central heating radiator

BATHROOM

8'4" x 6'1"

Maximum measurements.

Coloured three piece bathroom suite comprising:

Panelled bath with shower from taps, low level WC; pedestal wash hand basin, central heating radiator, tiled walls, large built in airing cupboard, double glazed window with obscure glass to the side elevation

GARAGE

large garage with remote controlled shutter door to the front, pvc courtesy door to the rear garden, and door to kitchen. Power and light, cold water tap

GARDENS

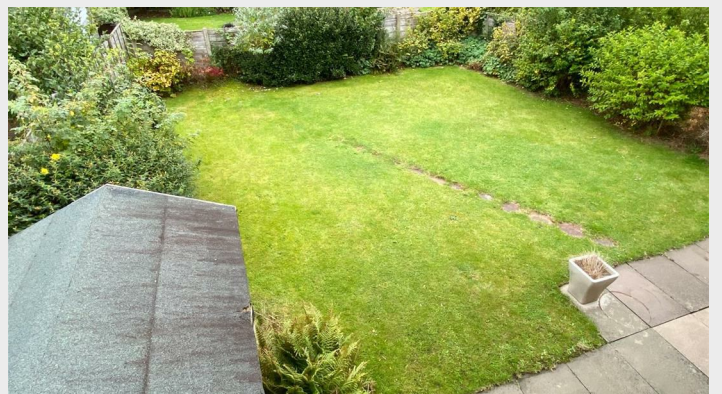
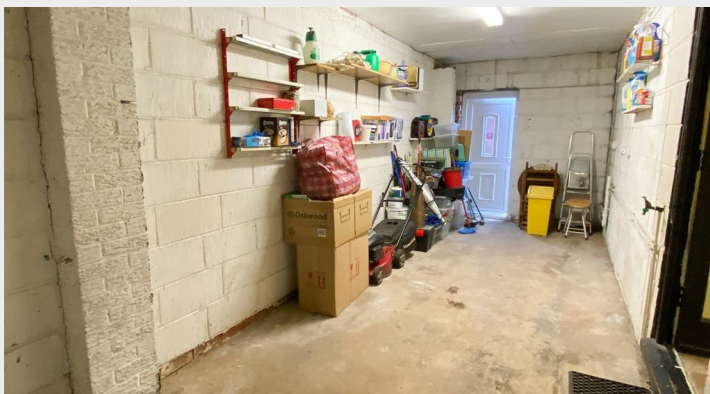
FRONT GARDEN

Open plan good sized front garden with plants and shrubs to borders, spacious driveway leading to the garage with ample off road parking, path around to the side elevation leading to the rear garden

REAR GARDEN

Fully enclosed large rear garden backing onto neighbours gardens. Paved patio abutting the properties, mature plants and shrubs to borders, external power point, timber garden shed. Fenced boundaries







Directions

Ian and Lindsay are brother and sister and both are executors of their mums will (I have a copy of probate) jk

Viewings

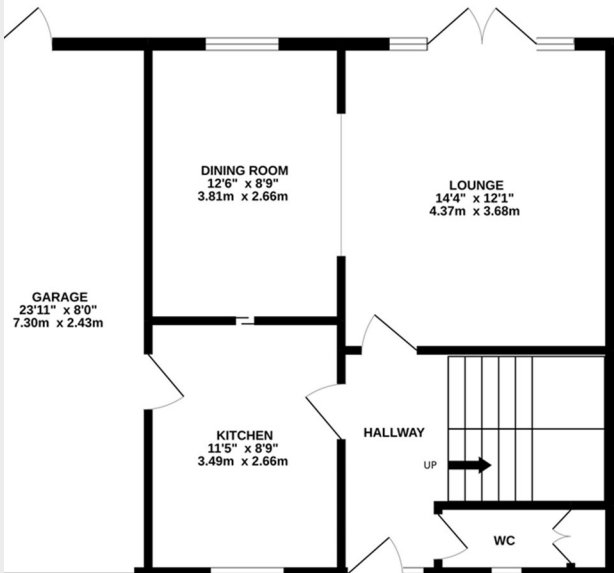
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

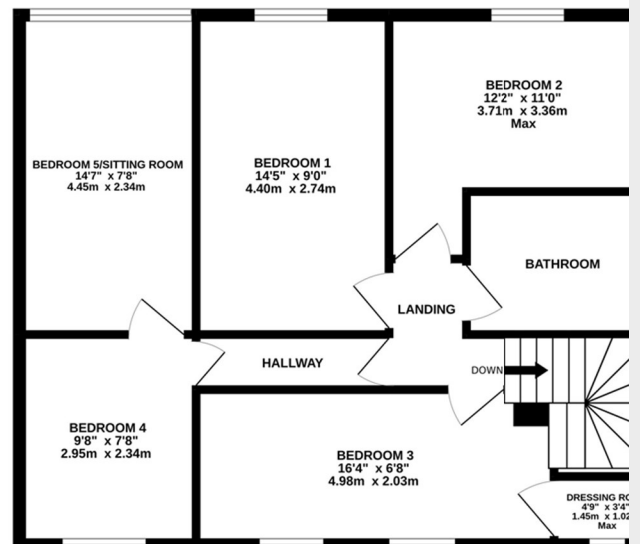
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022