



5 Green Pastures, Heaton Mersey, Stockport, SK4 3RB

Guide Price £675,000

- Substantial Detached Family Home
- Four/Five Bedrooms and Two Shower Rooms
- Highly Sought After Location
- Two Large Receptions
- Double Driveway and Double Garage
- No Vendor Chain

5 Green Pastures, Stockport SK4 3RB

Substantial Detached Family Home. Two Spacious Reception Rooms. Four/Five Bedrooms. Two Shower Rooms & Downstairs WC. Study. Conservatory. Parking & Double Garage. Gardens Front and Rear. Highly Sought After Location. No Vendor Chain.



Council Tax Band: G



Entrance Porch

Double glazed sliding door, wood panelled door and with glazed side panel to hallway.

Entrance Hall

Stairs to first floor, central heating radiator, doors to lounge, kitchen, downstairs WC and cloakroom

Downstairs WC

Two piece colour suite comprising: Low level WC and wash hand basin. Tiled splashbacks, double glazed window with obscure glass to the front elevation, central heating radiator

Coakroom

Spacious room leading under the stairs and through to the double garage. Shelving and coat hooks

Kitchen

Kitchen with a range of fitted units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, larder unit and glass fronted display cabinet with drawer below. Stainless steel five ring gas hob with stainless steel cooker hood over. Built in electric oven. Plumbed and access for a dishwasher. Contrasting work surfaces with tiled splashbacks. Serving hatch to reception. Double glazed window to the front elevation, central heating radiator

Open Plan Living/Dining Room

Spacious open plan 'L' shaped family room. Double glazed patio doors to the conservatory, two double glazed windows overlooking the rear garden. Three central heating radiators, door to study

Conservatory

14'7" x 12'3"

Spacious double glazed conservatory with double doors opening on to the rear garden. Ceiling light with fan, two central heating radiators, tiled floor

Study

Handy downstairs room offering a multitude of uses, currently utilised as an office, but previously used as an occasional bedroom. Double glazed window overlooking the rear garden, central heating radiator, two wall light points

First Floor

Stairs and Landing

Doors to all first floor bedrooms and further reception. Door to large airing cupboard housing Glow Worm boiler and shelving

Family Room

Large first floor reception. Double glazed patio doors to balcony. Two central heating radiators, double glazed sliding door to occasional bedroom/sun room

Sun Room/Bedroom 5

Double glazed windows to side and rear, currently utilised as a guest bedroom

Bedroom One

Large principle bedroom, two double glazed windows to the front elevation, central heating radiator, large built in mirror fronted double wardrobe, door to en-suite

En-Suite

Refitted wet room. Shower with Mira shower and seat, pedestal wash hand basin with mixer tap, low level WC. Fully tiled walls, double glazed window with obscure glass to the front elevation, chrome heated towel radiator. Shaver point, wall mounted illuminated mirror

Bedroom Two

11'6" x 9'8"

Double glazed window overlooking the rear garden, central heating radiator

Bedroom Three

9'8" x 9'8"

Double glazed window overlooking the rear garden, central heating radiator

Bedroom Four

9'6" x 7'8"

Double glazed window overlooking the rear garden, central heating radiator

Family Shower Room

8'5" x 7'5"

Four piece bathroom suite comprising: Shower cubicle with fixed rain head, body jets, shower attachment and seat. Low level WC with bidet shower spray. Wash hand basin with mixer tap. Central heating radiator, double glazed window with obscure glass to the side elevation, fully tiled walls and floor

Outside

Garage

18'0" x 16'9"

Large double garage with up and over door. Plumbed for an automatic washing machine, single drainer stainless steel sink unit with cupboard below. Power and light, courtesy door to coat room

Front Garden

Lawned front garden with shrubs and bushes to boundaries. Wide driveway providing off road parking and leading to the garage. Pathways around the property to the rear garden.

Rear Garden

Lawned rear garden with mature plants, flowers, shrubs and trees. Paved patio abutting the property, outside tap, access around both sides of the property to the front elevation. Fenced and hedging to boundaries

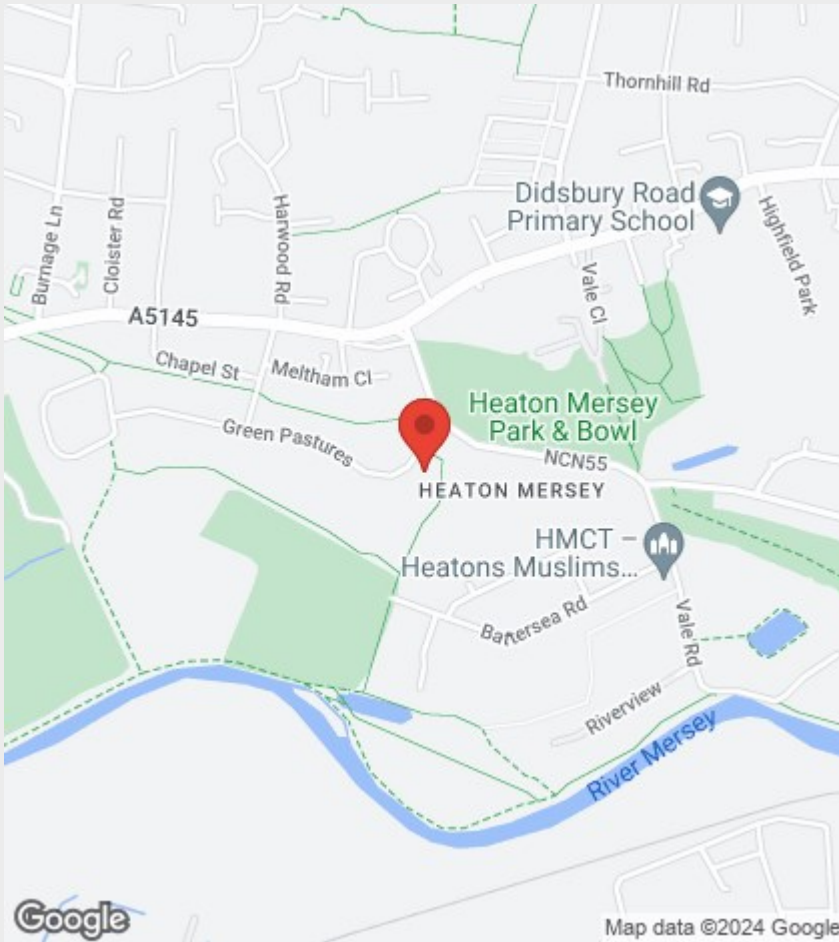
PLEASE NOTE

Probate has just been applied for (May 2024). It may take several months to obtain the Grant of Probate.

A sale can not exchange or complete until probate has been granted







Directions

Viewings

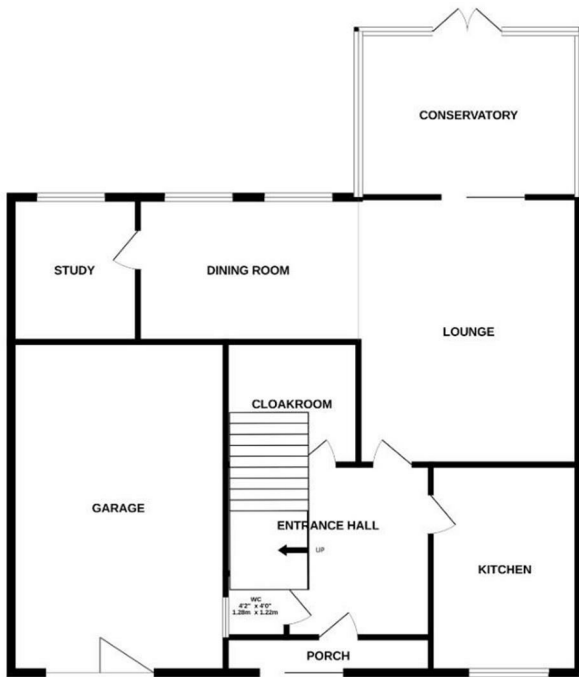
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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



1ST FLOOR



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.

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