



5 Mere House, Green Pastures, Heaton Mersey, Stockport, SK4 3RA

Guide Price £220,000

- Conveniently Situated First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen and Bathroom
- Carpark and Garage
- Highly Sought After Location
- Must Be Viewed

Mere House, Green Pastures, Stockport

Well Presented First Floor Apartment. Two Double Bedrooms - Both with Fitted Furniture. Modern Fitted Kitchen and Bathroom. Spacious Lounge open to Dining Room. Parking and Garage. Pleasant Communal Gardens. Convenient Location close to Tram Station and Motorway Network.



Council Tax Band: C



Communal Entrance

Communal entrance giving access to letterboxes, halls and staircases

Private Entrance

Private entrance door to apartment

Hallway

Laminated flooring, central heating radiator, doors to lounge, bedrooms, bathroom and store

Living Dining Room

Open room divided into two areas

Living Area

15'6" x 14'4"

Spacious well presented reception room, laminated flooring, large double glazed window to rear and further double glazed window to the side elevation, two central heating radiators. open to dining room.

Dining Area

11'3" x 10'6"

Laminated flooring, central heating radiator, door to kitchen, open to lounge area

Kitchen

11'2" x 6'7"

Kitchen with a good range of modern fitted units comprising: bowl and a half double drainer stainless steel sink unit with mixer tap,

cupboard below, further base, drawer and eye level units, pull out racking unit. Slot in gas cooker. Integrated fridge and freezer. Vaillant boiler behind cupboard. Under unit lighting. Work surfaces with tiled splashbacks. Double glazed window to the side elevation, ceramic tiled floor

Bedroom One

11'4" x 11'2"

Double bedroom with a range of fitted floor to ceiling bedroom furniture with wardrobes, bridging unit cupboards and dressing table area with cupboards and drawers below, fitted headboard with lighting over. double glazed window to the rear elevation, central heating radiator

Bedroom Two

11'2" x 7'8"

Fitted with a range of bedroom furniture with wardrobes, cupboards and chest of drawer unit. Built in plinth for dressing table area or desk. Central heating radiator, double glazed window to the rear elevation

Bathroom

11'4" x 11'2"

Modern white three piece suite comprising: 'P' shaped shower bath with mixer tap and shower over with fixed rainhead. Pedestal wash hand basin with mixer tap, low level WC; partly tiled walls, ceramic tiled floor, chrome heated towel radiator.

Outside

Pleasant communal gardens predominantly lawned with mature shrubs. Communal parking.

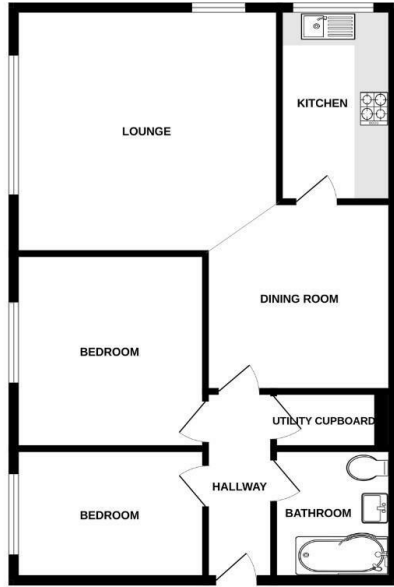
Garage

Up and over door, power and lighting

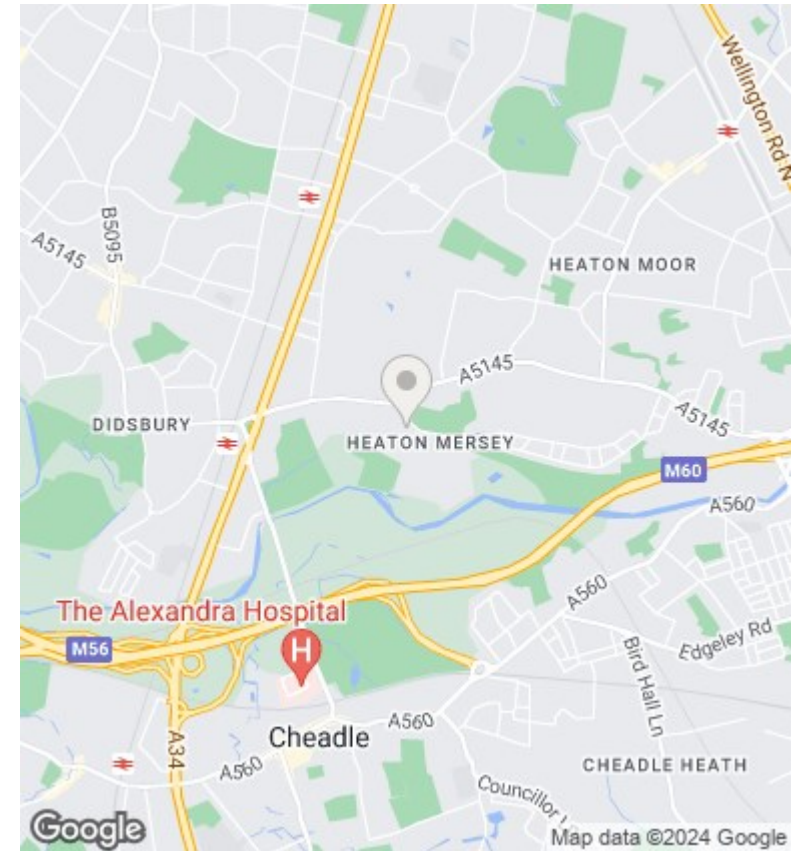




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 can be given regarding their efficiency or condition. Made with Letwin 12/24



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		8
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC