



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

£625,000

- Very Spacious Accommodation - NO VENDOR CHAIN
- Two Large Reception Rooms
- Refitted Family Bathroom and En-Suite
- Good Sized Enclosed Rear Garden
- Five Bedrooms, Family Bathroom and En-suite
- Modern Fitted Kitchen with Integrated Appliances
- Driveway and Attached Double Garage
- Sought After Location

36 Green Pastures, Stockport SK4 3RA

Spacious Four/Five Bedroom Detached. Two Large Receptions. Double Attached Garage. Sought After Location. No Vendor Chain. Modern Fitted Kitchen, Bathroom and En-Suite. Must Be Viewed



Council Tax Band:



Brought to the market for the first time since the current owners purchased the property in 1979, Joules are delighted to offer for sale this exceptionally spacious four/five bedroom detached family home situated on the highly sought after Green Pastures.

Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand. Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station and Manchester Airport is approximately 25 minutes drive away.. For family buyers there are reputable local primary and secondary schools within walking distance.

The property briefly comprises Entrance door to porch, reception hallway, cloak room, modern fitted kitchen, large living dining room with sliding door to the rear garden. The fifth bedroom with fitted wardrobes which could also be utilised as an office, and access to the double garage.

Venturing up to the first floor you will find a large lounge with open archway to study which offers a multitude of uses, four further bedrooms - the main bedroom with en-suite and a refitted family bathroom.

Outside to the front is a lawned garden, driveway providing off road parking leading the the double garage. To the rear is a predominantly lawned and fully enclosed rear garden.

Offered with No Vendor Chain

Entrance Porch

Double glazed entrance door to porch, tiled floor

Reception Hall

Semi glazed entrance door, stairs to the first floor with open balustrades. Central heating radiator, doors to cloak room, lounge and kitchen

Cloak Room

Modern white suite comprising: Low level WC and wash hand basin with side mixer tap, tiled splashback. Double glazed window with obscure glass to the front elevation. Central heating radiator, tiled floor

Living/Dining Room

16'9" to 10'10" x 16'0" to 12'7"

Spacious 'L' shaped room. Large double glazed window with sliding door giving access to the rear garden, two central heating radiators, wall mounted gas fire serving

hatch to kitchen.

Steps down to bedroom five/office, door to large under stairs storage cupboard

Kitchen

14'0" x 7'6"

Kitchen with a range of modern units comprising: Bowl and a half sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Cupboard housing Worcester boiler. Siemens stainless steel five ring gas hob, cooker hood over, Siemens electric oven. Integrated dishwasher and fridge. Bottle rack. Ample work surfaces with tiled splashbacks. Tiled floor, double glazed window to the front elevation. Space for breakfast table, serving hatch to dining/living room

Bedroom Five/Office

8'5" x 7'2"

Floor to ceiling fitted wardrobe housing clothes hanging rails with cupboards over, further double wardrobe with shelving, double glazed window overlooking the rear garden. Door to garage. Central heating radiator

First Floor

Stairs and Landing

14'0" x 6'9" max

Spacious landing, central heating radiator, doors to lounge, all bedrooms and bathroom

Lounge

20'4" to 14'0" x 16'6" to 13'3"

Large room 'L' shaped room. Full width double glazed window to the front elevation, feature fireplace housing coal effect gas fire with tiled back and hearth., two central heating radiators, open archway to Study

Study

8'6" x 7'8"

Double glazed windows to the side and overlooking the rear garden, laminated flooring

Main Bedroom

16'0" to 10'3" x 10'0" to 4'6"

Large 'L' double bedroom, built in bedside drawer units with corner display shelving over, overhead plinth with feature lighting. Dressing area with floor to ceiling built in double wardrobe housing clothes rail and shelf. Two central heating radiators, door to en-suite

En-Suite

Modern suite comprising: Pedestal wash hand basin with mixer tap, low level. WC; corner shower cubicle. Fully tiled walls and floor, central heating radiator, double glazed window with obscure glass to the side elevation, central heating radiator

Bedroom Two

11'2" x 8'4"

Double glazed window to the front elevation, central heating radiator. Floor to ceiling built in wardrobe with sliding doors housing clothes hanging rail and shelf.

Bedroom Three

13'9" x 7'3"

Double glazed window to the front elevation, central heating radiator. Large built in cupboard over bulkhead with clothes hanging rail and shelving



Family Bathroom

Refitted bathroom with modern suite comprising: Vanity wash hand basin with mixer tap, cupboard below, panelled bath with shower over and shower screen. Low level WC. Central heating radiator. Fully tiled walls and floor. Double glazed window with obscure glass to the side elevation, door to large airing cupboard housing cylinder

Outside

Front Garden

Shaped lawn front garden with flowers and shrubs to border, driveway providing off road parking, gate and path to side giving access to the rear garden

Rear Garden

Enclosed rear garden. Predominantly lawned with an abundance of plants, flowers, shrubs and bushes. Paved patio area, under cover area abutting the garage

Double Garage

17'6" x 16'6" max

Large up and over door. Power and light. Single drainer stainless steel sink unit with cupboard below. Wall mounted cupboards. Plumbed and access for an automatic washing machine. Bi-folding timber door to the rear of garage leading to an under cover area which is open to the rear garden







Directions

Viewings

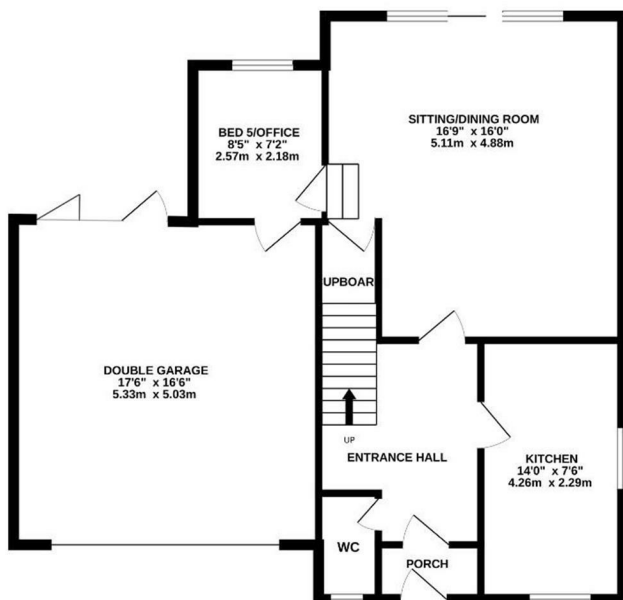
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

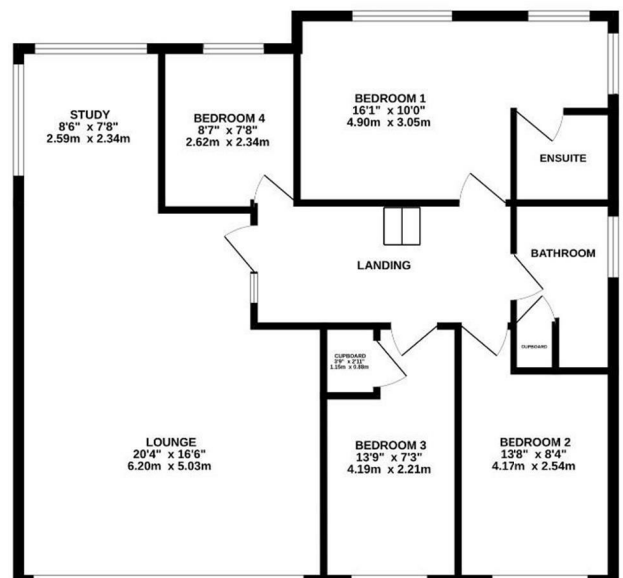
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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.

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