



Crossgate Mews, Heaton Mersey

Guide Price £349,950

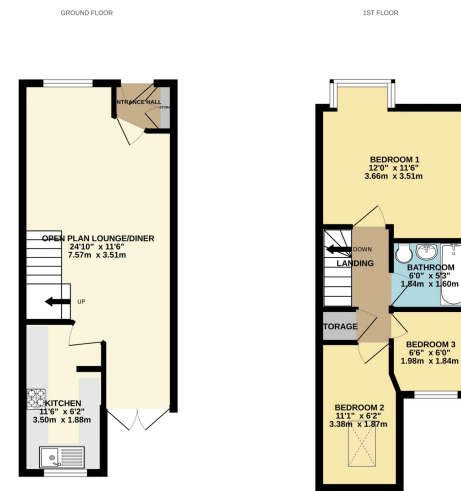
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- Mid Mews Property
- Three Bedrooms
- Sleek Modern Kitchen
- Large Master Bedroom
- Metrolink within a short walk
- Heaton's Location
- Open Plan Living Space
- White Three Piece Bathroom Suite
- Delightful Rear Courtyard
- Off Road Parking



A truly delightful THREE BEDROOM MID MEWS, with a STYLISH DECOR THROUGHOUT and situated on a QUIET RESIDENTIAL DEVELOPMENT within the HEART OF HEATON MERSEY VILLAGE. The accommodation comprises of a entrance hallway with storage, a contemporary open plan living and dining room with patio doors and opening through to a sleek modern kitchen. The first floor reveals three excellent bedrooms served by a white three piece family bathroom suite. Courtyard Garden with Decking. Off Road Parking.





Whilst every attempt has been made to ensure the accuracy of the floorplan, the user should be aware that the floorplan is not a legal document and should not be relied upon for any legal purpose. The user is advised to verify the accuracy of the floorplan with the agent or the relevant authority.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
10, Ormsgate Mews Harwood Road SK8 3AD	Energy rating D	Valid until 2 July 2029
		Certificate number: 9278-7030-6223-5391-9980

Property type	Mid-terrace house
Total floor area	74 square metres

Rules on letting this property

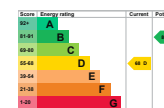
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9278-7030-6223-5391-9980/print/html>

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