



26 Crossgate Mews, Heaton Mersey, Stockport, SK4 3AP

JohnMellor



Must be viewed! A stunning two double bedroom property situated on the end of a row of four homes and benefitting from a private pathway at the side leading to the delightful rear garden which is mainly laid to lawn and further benefitting from a paved patio area. The beautifully presented accommodation is tastefully decorated throughout and includes a hall, an excellent size lounge with a bay to the front, a dining room opens into the beautifully re-fitted kitchen and completing the ground floor is the conservatory with double opening patio doors to the rear garden. Stairs from the lounge lead to the first floor where the two double bedrooms and attractive bathroom with a white suite will be found.

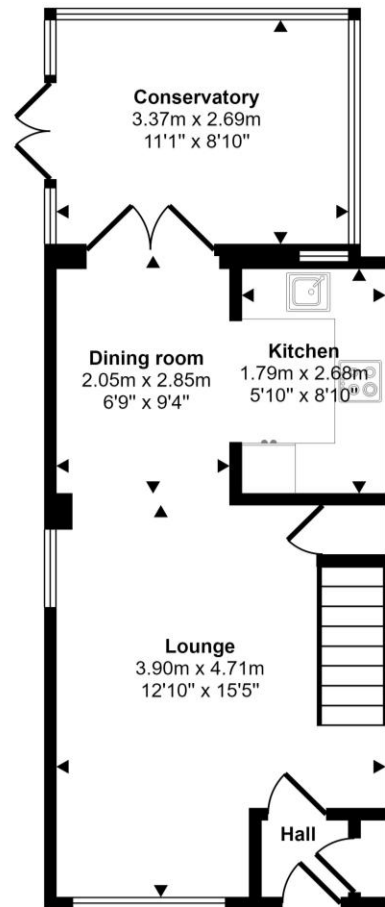


There is a pull down ladder on the landing giving access to the loft space which has boarding for storage and a light. The property is upvc double glazed and gas centrally heated, the boiler having been replaced in 2021. There is parking to the front which completes this outstanding home. Crossgate Mews is convenient for local amenities catering for most of the everyday wants and needs including shops, schools for all ages and Heaton Mersey common which is an excellent place for walking with a network of paths across the site. In addition for the commuter East Didsbury Metrolink and train station are a 0.5 mile and 0.8 mile walk away. Leasehold for the remainder of a 999 year term from 1986 with a ground rent of £50.00 per annum. Council tax band C.

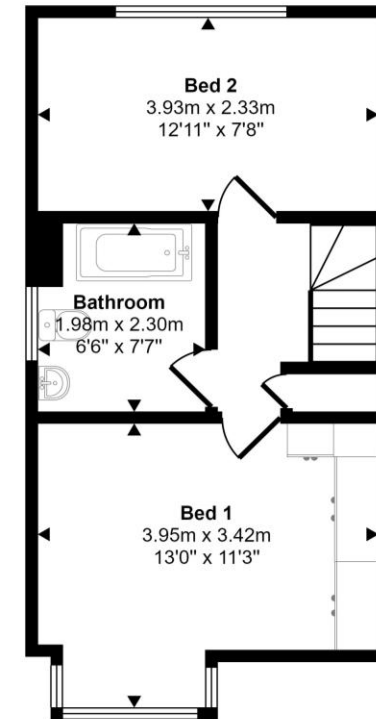


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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