



## 33 Crossgate Mews, Heaton Mersey, Stockport, SK4 3AP

Guide Price £340,000

- Exceptionally Well Presented Mews
- Originally Three Bedrooms now Two plus a Dressing Room
- Off Road Parking to the Front
- Enclosed Rear Garden
- Modern Fitted Kitchen and Bathroom
- Tastefully Decorated Throughout



# 33 Crossgate Mews, Heaton Mersey, Stockport SK4 3AP

Exceptionally Well Presented Mews. Formally Three Bedrooms Now Two with a Dressing Room. Modern Kitchen with Integrated Oven & Hob. Refitted Bathroom with White 3 Piece Suite.

Though Lounge/Dining Room with French Doors to the Rear Garden. Off Road Parking to the Front. Enclosed Rear Garden. No Vendor Chain - Must Be viewed !



Council Tax Band: C



Situated just off Harwood Road our clients delightful mews is set within a cul-de-sac with off road parking to the front. Originally built as a three bedroom home, the clients have knocked through two bedrooms to provide two double bedrooms and one of them has the benefit of a dressing room..

The accommodation briefly comprises: Canopied entrance, hallway with storage cupboard, dual aspect lounge/dining with French doors opening onto the rear garden, kitchen with a range of units and built in oven and hob. Venturing upstairs the landing gives access to all bedrooms and bathroom, bedroom one to the front has a range of modern fitted wardrobes, the second double bedroom to the rear has the bonus of a dressing room, and the bathroom offers a modern white three piece suite with shower over the bath.

Outside to the front is the aforementioned all important parking space and to the rear is an enclosed rear garden with astro turf and borders housing numerous plants, flowers and shrubs.

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, A35 and M56 motorway networks along with East Didsbury Metro Station and Manchester Airport is approximately 25 minutes drive away. Heaton Mersey Common is a short stroll away with over 11 acres of woodland walks. For family buyers there are reputable local primary and secondary schools within walking distance.

Please note certain items of furniture can be offered under separate negotiation.

No Vendor Chain - Must be viewed !

#### Entrance

Canopied entrance, double glazed entrance door with decorative window panels,

#### Vestibule

Double doors to storage area, central heating radiator, door to lounge

#### Lounge/Dining Room

22'0" x 13'0"

Average measurements, see floorplan for further information.

Dual aspect through room, well presented and tastefully decorated throughout. LVT type flooring, feature fireplace housing living flame coal effect gas fire with tiled hearth and back. Double glazed window to the front elevation, double glazed French doors to the rear garden. Two central heating radiators. Stairs with open balustrade leading up to the first floor, door to kitchen.

#### Kitchen

11'0" x 6'7"

Kitchen with a range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base drawer and eye level units. Built in stainless steel four ring gas hob with cooker hood over and electric oven below. work surfaces with tiled splashbacks. Plumbed and access for an automatic washing machine, space for a fridge/freezer (appliances under separate negotiation). Wall mounted Ideal boiler. Double glazed window overlooking the rear garden, LVT type flooring.

#### Stairs and Landing

Open plan balustrade to stairwell. built in airing cupboard housing cylinder. Doors to bedrooms and bathroom. Loft access hatch

#### Bedroom One

12'9" x 11'0" (plus window recess)

Measurement into robes.

Tastefully presented room. Range of fitted bedroom furniture comprising wardrobes, drawers and corner display shelving. Walk in box bay double glazed window to the front elevation. central heating radiator, wall light points



### Bedroom Two

11'2" x 6'7"

Further double bedroom. double glazed Velux window, central heating radiator, open archway to former third bedroom

### Dressing Room

7'3" x 6'4"

Formally a third bedroom. Double glaze window to the rear garden. Central heating radiator. Open archway to bedroom two

### Bathroom

Modern white three piece bathroom suite comprising: Panelled bath with Mira shower over and folding shower screen. Pedestal wash hand basin with mixer tap, low level WC. Chrome heated towel radiator, fully tiled walls

### Outside

#### Front

Off road parking. Bin store with flower bed top.

#### Rear

Pleasant enclosed rear garden, paved patio abutting the property. Astro turf lawn with borders housing numerous plants, flowers and shrubs. Fenced boundaries, gate giving right of way access across the neighbouring garden, outside tap. Timber garden shed



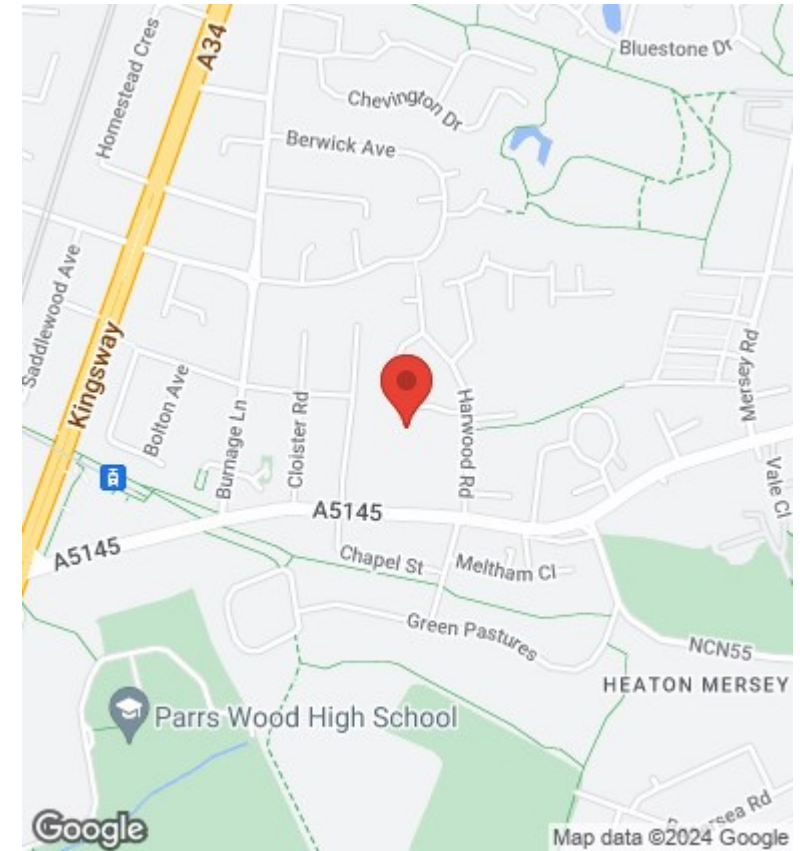








Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in relation to their operation or efficiency. Call us on 0161 432 0432.



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	