



## The Old Bakehouse 1a Croton Street, Heaton Mersey, Stockport, SK4

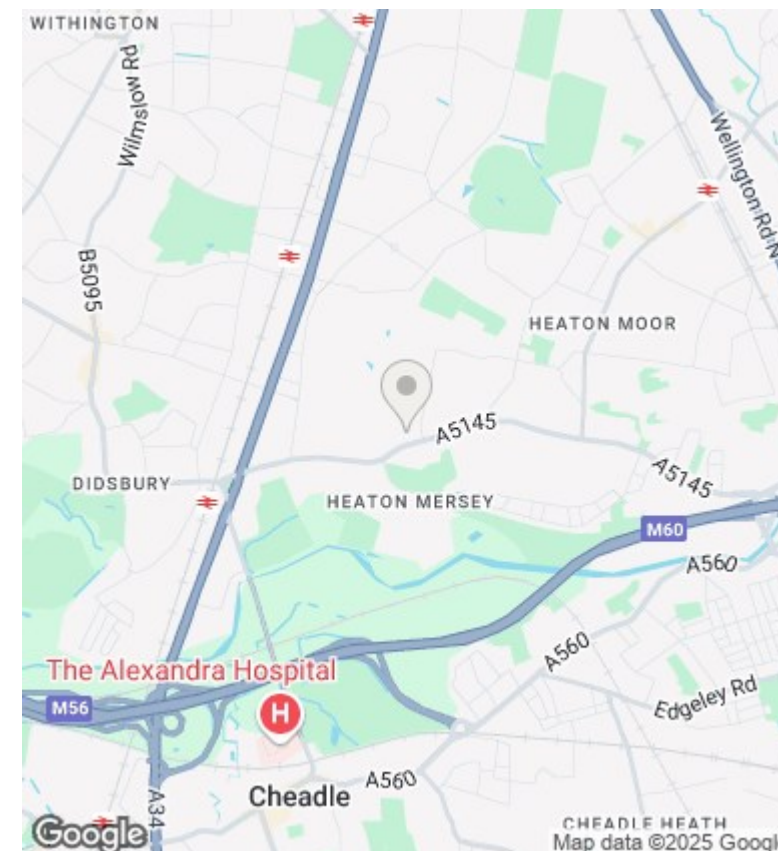
£1,400 Per Month

- Attractively Converted Period Detached
- Feature Stone Flooring to Ground Floor
- Set Back from Road. Conservation Area
- Two Bedrooms and Two En-Suites
- Modern Kitchen with Integrated Appliances
- Convenient Sought After Location
- Open Plan Living/Dining/Kitchen
- Off Road Parking - Enclosed Patio



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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 errors, 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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## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	