



## 8 Rosgil Close, Heaton Mersey, SK4 3BH

£1,250 Per Month

- QUIET CUL-DE-SAC LOCATION
- GARDENS TO FRONT AND REAR
- GARAGE
- GAS CENTRAL HEATING
- 2 DOUBLE BEDROOMS
- LOVELY REAR VIEWS
- WITHIN WALKING DISTANCE OF METROLINK
- QUALITY FITTED KITCHEN WITH APPLIANCES
- ON THE DOORSTEP OF HEATON MERSEY COMMON
- EASY ACCESS TO A34 AND MOTORWAY

## Directions

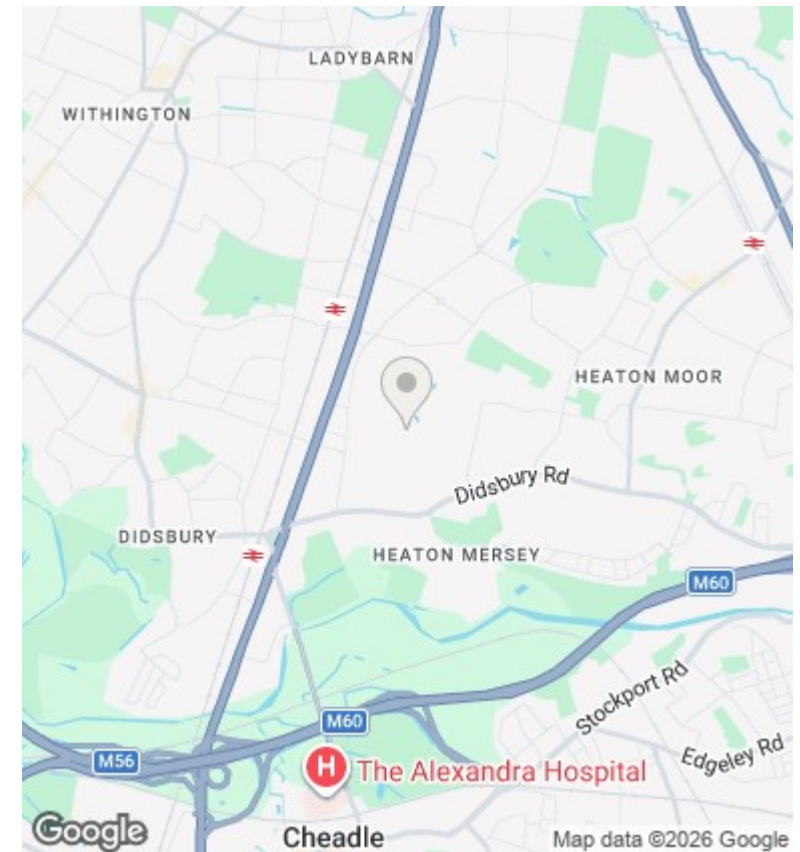
## Viewings

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

## Council Tax Band

B

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	