



*jordan fishwick*

Paddock Lane Kettleshulme High Peak



## Paddock Lane Kettleshulme High Peak SK23 7RD

Guide Price £425,000



### The Property

GUIDE PRICE £425,000 to £430,000 - Sitting in a fantastic position with a generous plot, breathtaking rear views and potential to extend (subject to planning permission), a beautiful three-bedroom semi-detached family home. Located towards the end of a small lane in the much sought after village of Kettleshulme and surrounded by outstanding countryside scenery, this lovely home has to be viewed. Backing onto fields with gated off road parking for multiple vehicles, private lawn gardens and comprising: entrance hall, living room, conservatory, dining kitchen, three first floor bedrooms and a bathroom. Pvc double glazing, gas central heating and a different view from each window. Viewing highly recommended.



- Breathtaking Views
- Sought After Village Location
- Generous Plot
- Private Gardens
- Gated Off Road Parking
- Potential to Extend (Subject to P/P)
- Three Bedrooms
- Well Presented Throughout
- Backing onto Farmland
- Guide Price £425,000 to £430,000

**Postcode** SK23 7RD

**EPC Rating**

**Local Authority** Cheshire East

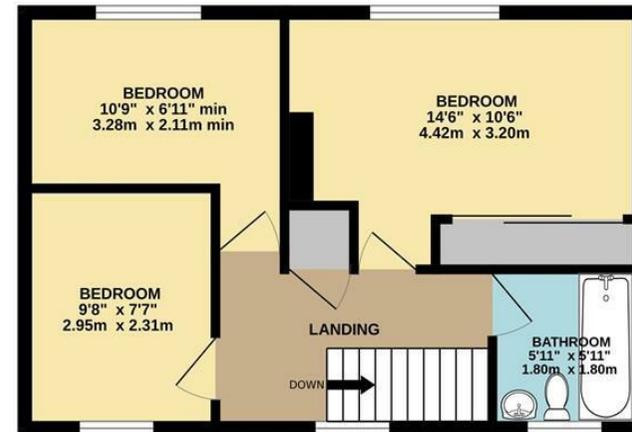
**Council Tax** C

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



GROUND FLOOR

1ST FLOOR



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 error, 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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14 Market St, Disley, Cheshire, Stockport SK12 2AA

01663 767878

disley@jordanfishwick.co.uk

www.jordanfishwick.co.uk