



*jordan fishwick*

Bakehurst Close New Mills High Peak





## Bakehurst Close New Mills High Peak SK22 4PT

£345,000



### The Property

Located on a small popular development, conveniently positioned in the town of New Mills, a THREE/FOUR BEDROOM, semi-detached family home. Arranged over three floors offering balanced, versatile accommodation. Well presented throughout with neutral decor and complimented by low maintenance private gardens and driveway parking for two vehicles. Pvc double glazing and gas central heating. Comprising: entrance hall, shower room, two bedrooms (smallest 11'3 x 8'0), first floor living room with access to the garden, dining room and fitted kitchen, two second floor double bedrooms with en-suites! Viewing highly recommended.





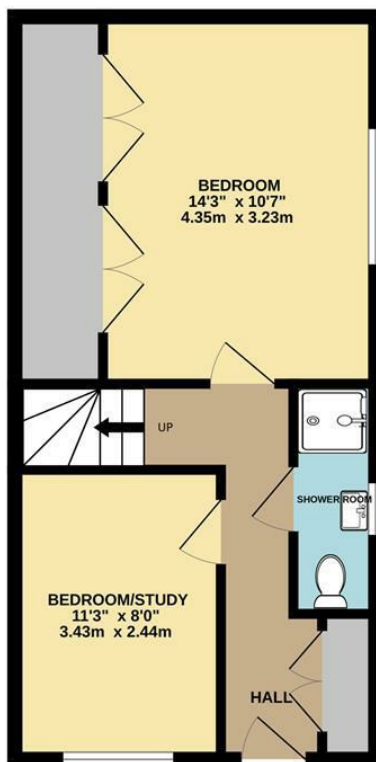
- Upto Four Bedrooms
- Semi-Detached Townhouse
- Convenient Popular Position
- Double Driveway Parking
- Low Maintenance Garden with Artificial Lawn
- Well Presented Throughout
- Versatile Accommodation Over Three Floors
- Two En-Suites and separate Shower Room
- Small Modern Development

Postcode SK22 4PT  
 EPC Rating C  
 Local Authority High Peak  
 Council Tax C

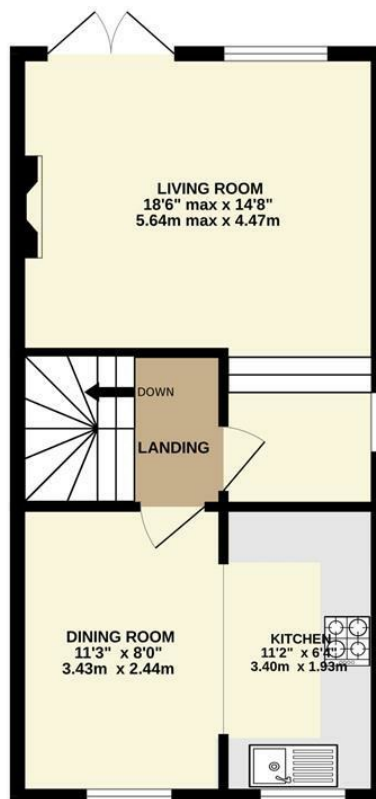
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 85        |
| (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 |           |



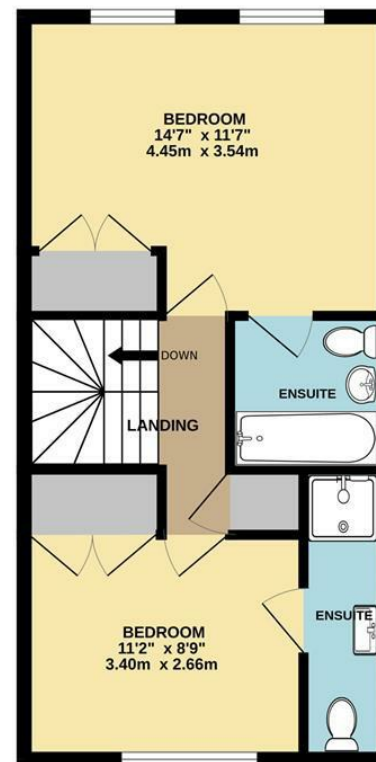
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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 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