



*jordan fishwick*

Mellor Road New Mills High Peak



## Mellor Road New Mills High Peak SK22 4DW

£220,000



### The Property

A charming mid terrace property over three floors in a popular location. Well presented with a useful cellar room, ideal first home or downsize property. Briefly comprising; living room with feature fireplace, dining kitchen, lower ground floor cellar room with rear access door into the garden, two good sized bedrooms and modern bathroom. Lovely rear views over New Mills and a popular convenient location. No onward chain, viewing highly recommended.



- Accommodation Over Three Floors
- Two Good Sized Bedrooms Rear with Open Views
- Modern Dining Kitchen and Bathroom
- Private Rear Garden with Open Aspect
- Popular Location for New Mills Amenities
- Well Presented and No Onward Chain
- Living Room with Feature Fireplace

**Postcode** SK22 4DW

**EPC Rating** D

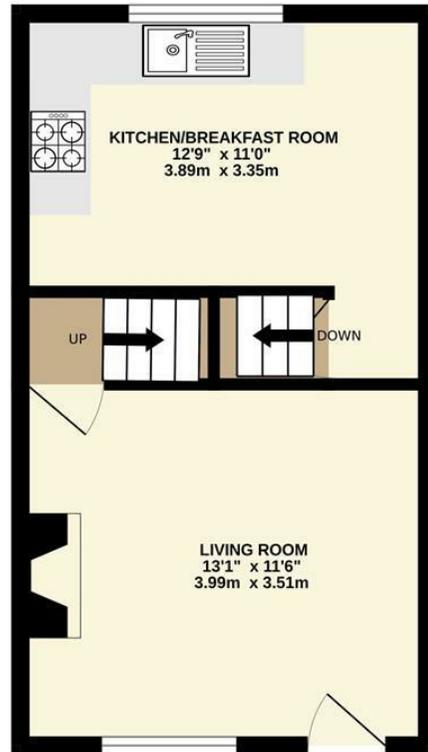
**Local Authority** High Peak

**Council Tax** B

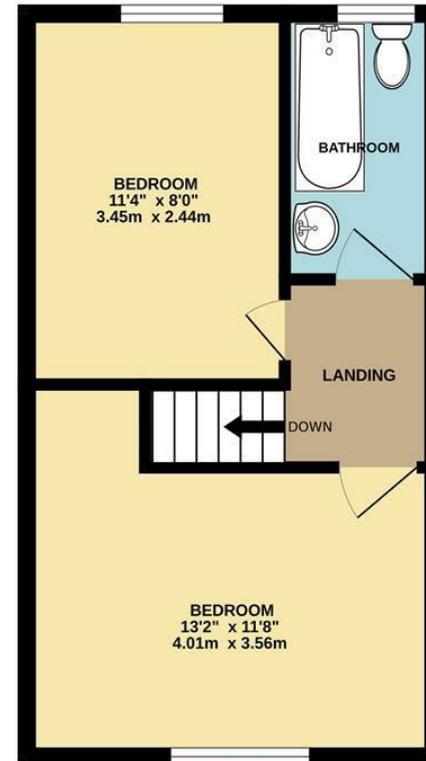
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 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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