



*jordan* fishwick

High Lea Road New Mills High Peak



**High Lea Road New Mills High Peak SK22 3DP**

**£270,000**



## The Property

A stone-built, walled, fronted end-terrace property overlooking High Lea Park and situated in one of the most desirable areas of New Mills. The well-proportioned accommodation offers large, bright rooms and is ready for some general updating.

Briefly comprising: entrance vestibule, living room, dining room, kitchen, three double bedrooms and a bathroom. Externally, the property is set back from the road behind a small walled front garden, while to the rear there is a lovely enclosed garden with lawns and bedding areas. Conveniently located for New Mills amenities and the train station, and just a stone's throw from adjoining countryside.

Offered with no onward chain – a fantastic opportunity.



- Garden Fronted Stone End Terrace Property
- Three Double Bedrooms
- Popular Location Overlooking High Lea Park
- Private Enclosed Rear Garden
- Ready for Some Cosmetic Updating
- Two Reception Rooms
- Gas Central Heating and PVC Double Glazing
- Convenient for New Mills Centre and Train Station



Postcode SK22 3DP

EPC Rating

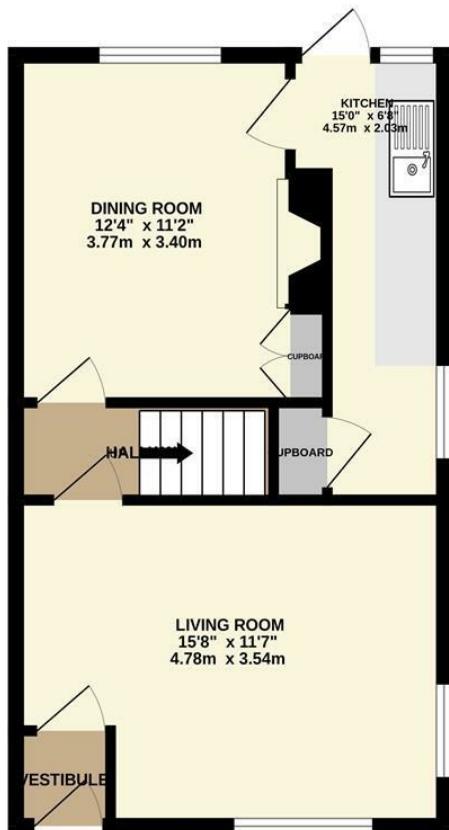
Local Authority High Peak

Council Tax C

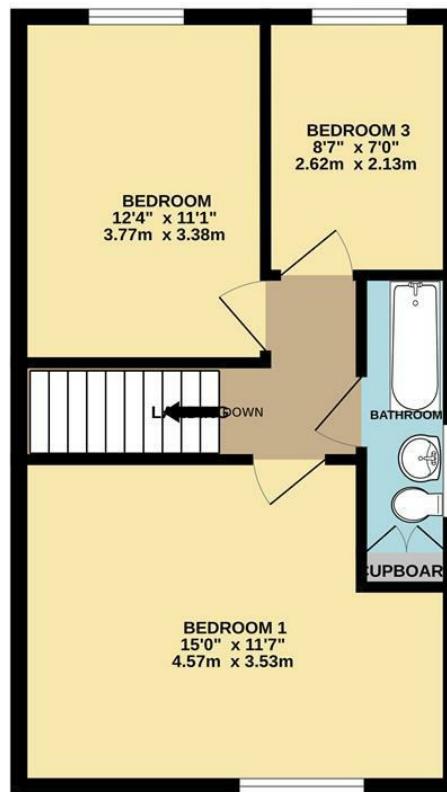
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



FIRST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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