



Jordan fishwick

New Mills Road Birch Vale High Peak



New Mills Road Birch Vale High Peak SK22 1BX

Guide Price £325,000



The Property

GUIDE PRICE £325,000 - £350,000. Truly unique and of special interest to those wanting their own parcel of land! If you're after the good life, this could be for you! Bordering the countryside and close to the Sett Valley Trail. Boasting forward views, a two double bedroom, stone built end of terrace with ample off road parking and an adjoining paddock with outbuildings. Well presented throughout with potential for extending/developing (subject to planning) this beautiful home will appeal to many. Comprising: entrance hall, living room, dining room, kitchen, first floor master bedroom with en-suite bathroom, second bedroom and separate shower room. Insulated Garden Office, wood burning stove, gas central heating and gas central heating. Viewing advised.



- Unique Character Property with Two Double Bedrooms
- Paddock/Parcel of Land
- Adjoining Open Countryside and Close to Sett Valley Trail
- Forward Views
- Insulated and Double Glazed Garden Office
- Stone Built End Of Terrace
- Living Room, Dining Room and Kitchen
- En-Suite Bathroom
- Ample Off Road Parking and Outbuildings/Stores
- Guide Price £325,000 to £350,000

Postcode SK22 1BX

EPC Rating

Local Authority High Peak

Council Tax B

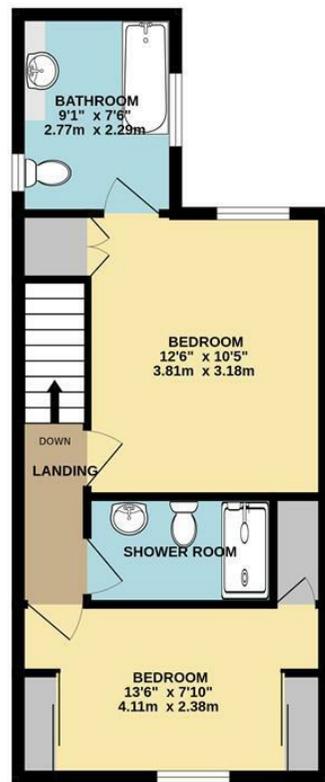
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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