

jordanfishwick

90 LANESIDE ROAD NEW MILLS HIGH PEAK SK22 4LX
Per Calendar Month £825 Per Calendar

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****AVAILABLE NOW!**** Situated on a popular residential road with easy access into open countryside, a charming two bedroom property. Briefly comprising; entrance vestibule leading into living room with beamed ceiling and cast iron fireplace, dining kitchen with quarry tiled floor, to the first floor there are two bedrooms and bathroom with white suite. Externally there is a walled garden to the front and a pleasant rear garden with a good degree of privacy.

Ground Floor

Entrance Vestibule

Timber door leading into vestibule with quarry tiled floor and timber glazed door into;

Living Room

12'7 x 13'5
Feature cast iron fireplace with open fire and quarry tiled hearth, beamed ceiling, front pvc double glazed window, central heating radiator and timber door to;

Dining Kitchen

11'6 x 10'2
Timber wall and base units with laminate worksurface over incorporating stainless steel sink and drainer unit, plumbing for washing machine, quarry tiled floor, stairs to first floor with under stairs storage, rear pvc double glazed window and door leading into rear garden.

First Floor

Landing

Loft access and doors to;

Bedroom One

13'4 x 12'10
Front pvc double glazed window and central heating radiator.

Bedroom Two

6'10 (max) 4'11 (min) x 11'10
Rear pvc double glazed window with open views and central heating radiator.

Bathroom

7'5 (max) 4'6 (min) x 7'11
White suite incorporating panelled bath with shower over, pedestal wash hand basin and close coupled wc, central heating radiator, storage cupboard housing Valliant central heating boiler and rear pvc double glazed window.

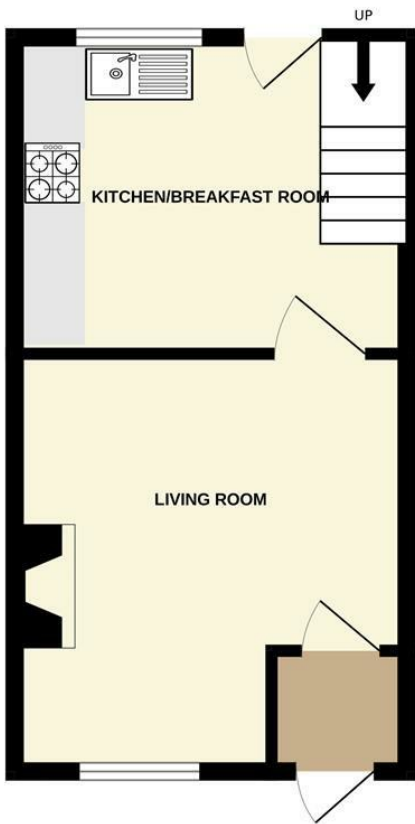
Outside

Gardens

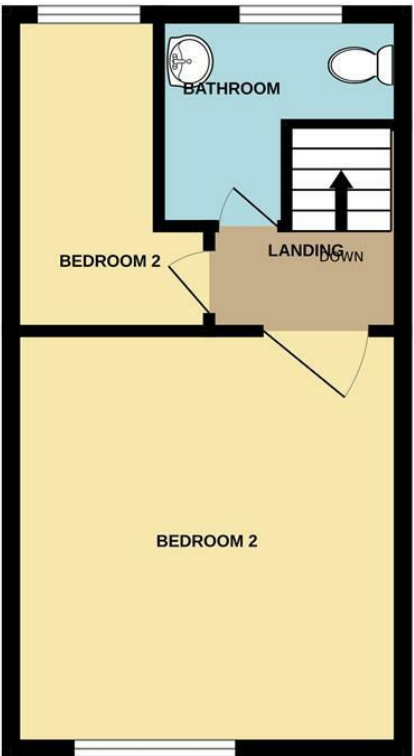
The property is set back from the road by a walled front garden whilst to the rear there is a pleasant garden with lawn, small patio area, mature planting and storage shed.



GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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	