



*jordan fishwick*

Ridge Lane Combs High Peak



## Ridge Lane Combs High Peak SK23 9UU

£650,000



### The Property

Located in the popular village of Combs, High Peak, a stunning and truly individual FIVE bedroom detached executive home. Beautifully presented and ready to walk into, this delightful property is a real gem. Standing in private gardens and offering extended, versatile accommodation with ample off road parking. Wood burning stoves, neutral decor and amazing views from upper floor windows set this property apart from the competition. Comprising: entrance hall, living room, 20ft open plan dining kitchen, utility porch, two ground floor double bedrooms, family bathroom, first floor 28ft master bedroom suite with Juliet balcony, two further bedrooms and re-fitted contemporary shower room. Oil fired central heating, pvc double glazing and NO CHAIN.




- Stunning Individual Detached Residence
- Sought After Village Location
- Immaculately Presented Throughout
- Five Bedrooms
- Amazing Countryside Views
- 28ft Master Bedroom Suite
- Wood Burning Stoves
- Open Plan Dining Kitchen
- Re-fitted Bathroom and Shower Room
- Enclosed Private Gardens and Driveway

**Postcode** SK23 9UU

**EPC Rating**

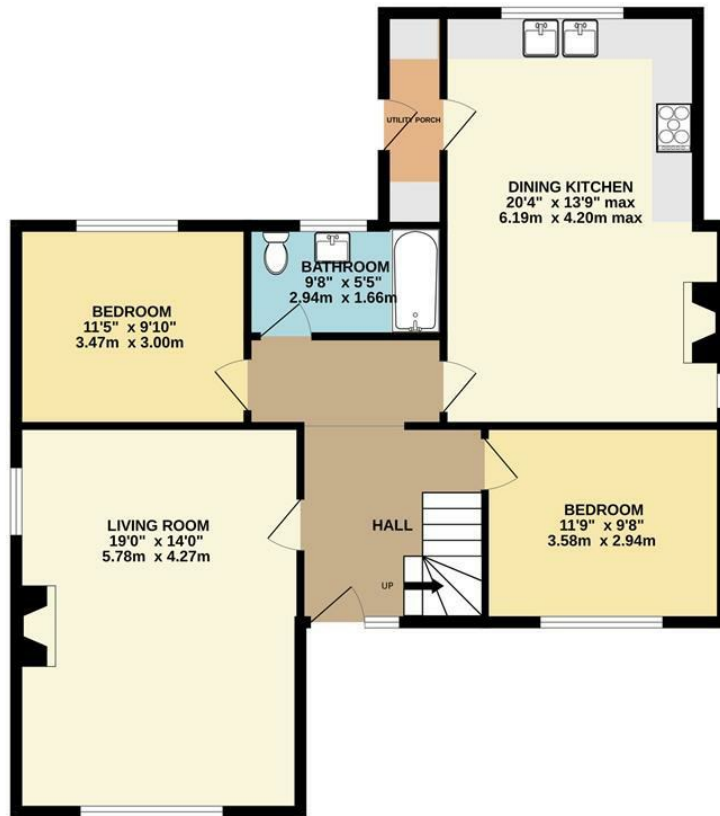
**Local Authority** High Peak

**Council Tax** E

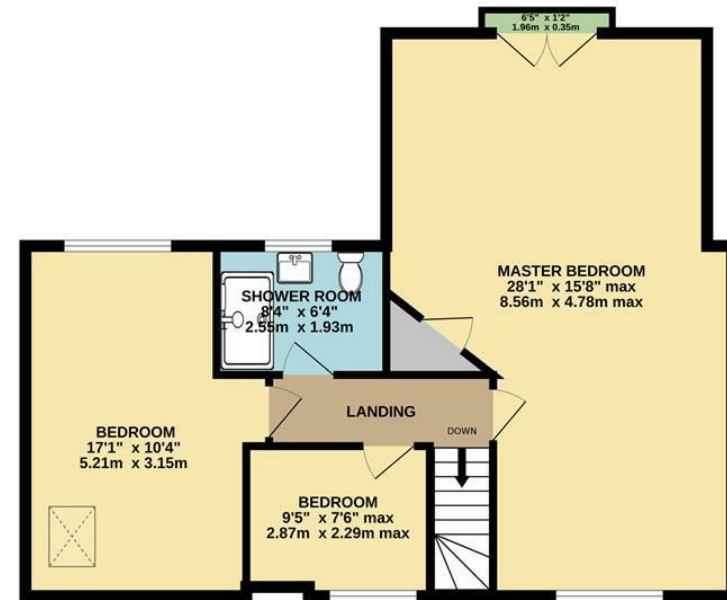
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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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