



**RE/MAX**  
Estates



1 Low Leighton Road, New Mills, SK22 4PG

£415,000



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# 1 Low Leighton Road

New Mills, SK22 4PG

- Large Corner Position
- Picturesque Rear Views
- Three Reception Rooms
- Driveway for 2 cars PLUS Detached Garage with Utility Room
- Convenient Location
- Three Double Bedrooms
- Bathroom and Shower Room

**\*\*THREE DOUBLE BEDROOMS\*\*** RE/MAX Estates is proud to present this Majestic, bay-fronted semi-detached house on Low Leighton Road in the picturesque village of New Mills. Spanning across 1,938 square feet, this home offers a generous amount of living space for you to make your own.

This property boasts three reception rooms and a large dining kitchen to the ground floor, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is ample space for a growing family or for hosting overnight visitors. Luxury fitted main bathroom and a second shower room ensure convenience and comfort for all residents. Benefitting from an elevated corner plot position, this beautifully presented family home is a real box ticker with low maintenance private paved garden, double width driveway, and a large detached garage with utility room.

Located close to all local amenities, this house provides a peaceful retreat from the hustle and bustle of everyday life with the convenience of having the local shops and restaurants within walking distance. The surrounding semi-rural area offers outstanding views of the Kinder Plateau. With excellent public transport links, the town is a gateway to the Peak District, very close to the National Trust's Lyme Park, and makes the perfect base for exploring the beautiful Derbyshire countryside and local nature reserves.

Don't miss out on the opportunity to own this lovely property in New Mills. Book a viewing today and envision the endless possibilities that this house has to offer.



Entrance Hall	4'0" x 12'2" (1.22m x 3.73m)
Living Room	12'0" x 16'9" (3.66m x 5.11m)
Dining Room	12'0" x 13'3" (3.66m x 4.04m)
Kitchen	10' x 11'7 (3.05m x 3.53m)
Second Living Room	12'0" x 11'8" (3.66m x 3.58m)
Master Bedroom	10' x 16' (3.05m x 4.88m)
Shower Room	7' x 7'10 (2.13m x 2.39m)
Second bedroom	12' x 11'9 (3.66m x 3.58m)
Third bedroom	12' x 11'3 (3.66m x 3.43m)
Main Bathroom	10' x 7'3 (3.05m x 2.21m)
Landing	10' x 7'8 (3.05m x 2.34m)





Outside

Garage

Utility Room

16' x 12' (4.88m x 3.66m)

8' x 8'10 (2.44m x 2.69m)

## Directions

We are located on the main Market street of Chapel-en-le-Frith which is the main road that runs through the town. Our Address Is 21 Market Street Chapel-en-le-Frith High Peak SK23 0HP



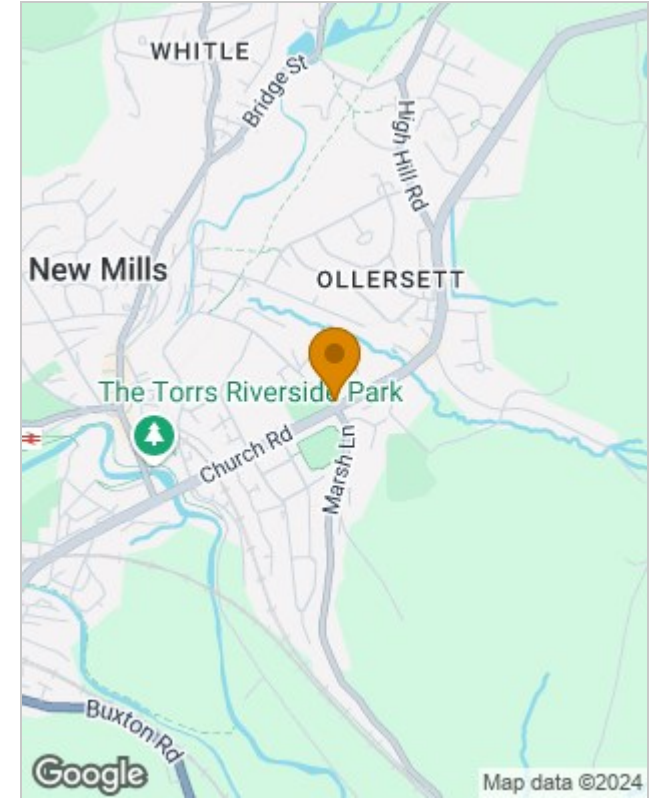




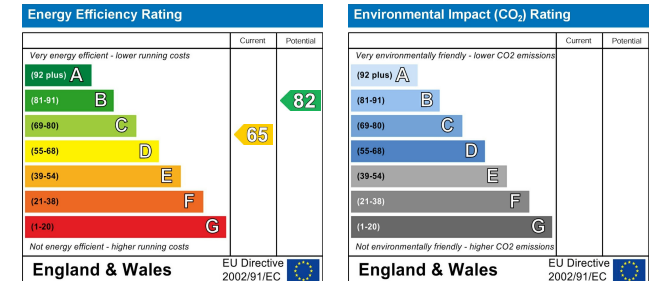
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Estates Sales Marketa Office on +44 (0) 1298 461216 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.