



jordan fishwick

London Place, Watford Bridge New Mills



London Place, Watford Bridge New Mills SK22 4ER

£460,000



The Property

A wonderful opportunity to purchase a development project with tremendous potential! On the outskirts of New Mills and close to open countryside and The River Sett, a unique property standing in a very large plot. Originally two separate properties and could be wither one large property or indeed two individual units. Private gardens with separate vehicular access, double width driveway, garaging for two cars and 23ft studio above. The main residence is a three bedroom home and work has been started on the additional property. Viewing highly recommended.

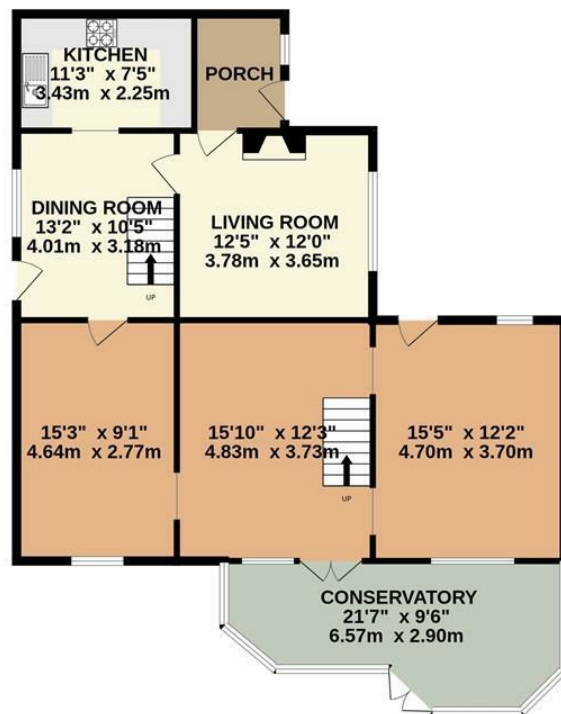
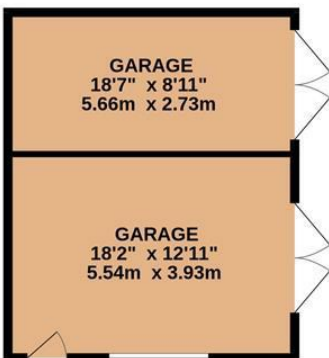


- Unique Opportunity
- Potential Development Project
- Two Dwellings Plus Garage/Studio
- Large Gardens
- Ample Off Road Parking Space
- Energy Rating: D Council Tax Band: C
- Potential Building PLOT (subject to Planning Permission)
- Close To Open Countryside

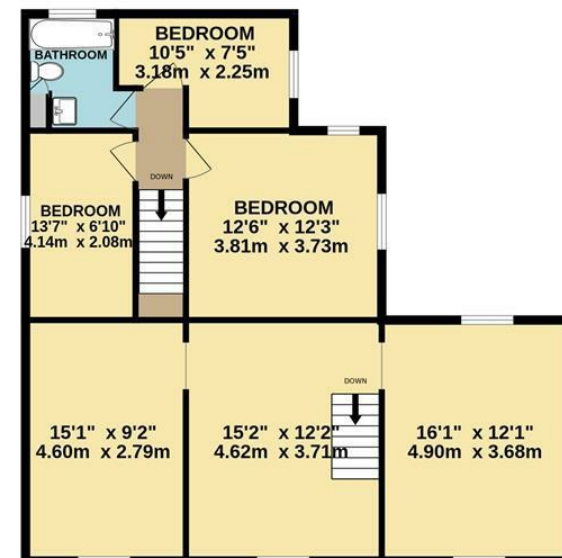
Postcode SK22 4ER
EPC Rating D
Local Authority High Peak
Council Tax C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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2 Union Road, New Mills, High Peak, Derbyshire, SK22 3ES

01663 767878

newmills@jordanfishwick.co.uk

www.jordanfishwick.co.uk