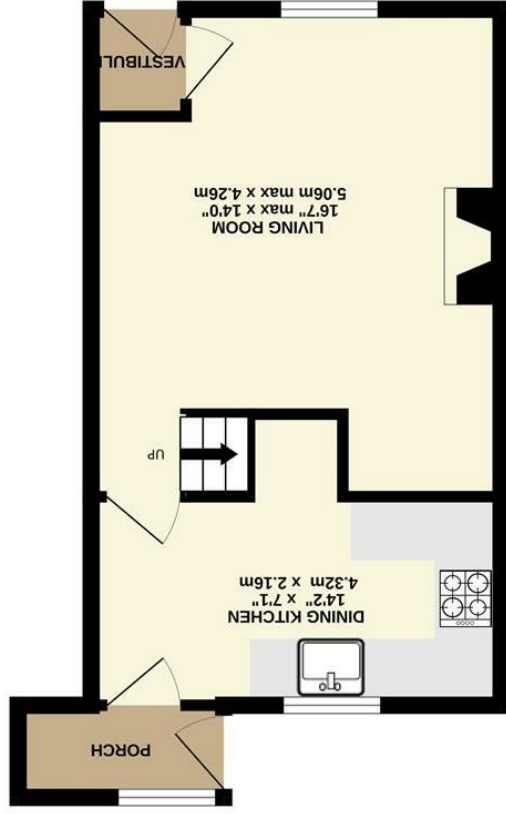
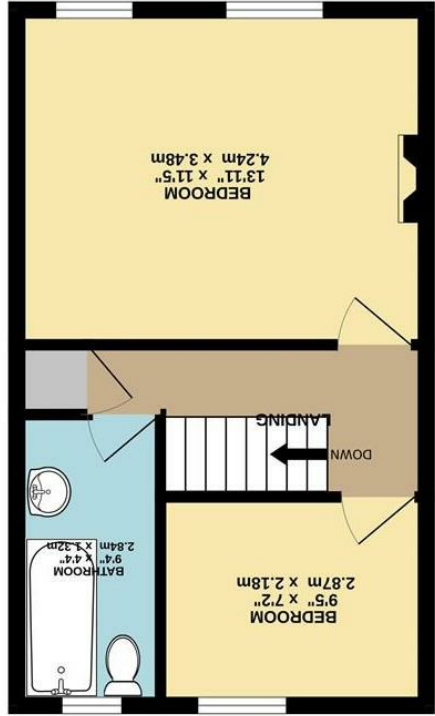


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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GROUND FLOOR



1ST FLOOR







77 Batemill Road, Birch Vale,  
High Peak, SK22 1BB

£239,950



### The Property

**\*\*Reduced Price\*\*** Overlooking the River Sett with delightful views beyond towards open countryside, a charming stone built cottage of character. Boasting a fantastic larger than average, tiered rear garden, pvc double glazing and gas central heating. Comprising: vestibule, living room with wood burning stove, dining kitchen, rear porch, two double first floor bedrooms and a bathroom. Ideal for those wanting countryside living yet accessible for New Mills centre and railway stations. Viewing highly recommended. **NO CHAIN**



- Idyllic Location
- Charming Stone Built Cottage
- Two Double Bedrooms
- Fantastic Large Garden
- Overlooking The River Sett
- Energy Rating: C Council Tax Band: B
- Forward Views
- Full of Charm and Character
- **NO ONWARD CHAIN**
- Wood Burning Stove

**Postcode -** SK22 1BB  
**EPC Rating -** C  
**Local Authority -** High Peak  
**Council Tax -** B

