



*jordan fishwick*

High Lea Road New Mills High Peak





## High Lea Road New Mills High Peak SK22 3DP

Reduced To £370,000



### The Property

Located within one of the most desirable areas in New Mills, overlooking High Lea Park, a superb stone built semi-detached period home. Accommodation arranged over three floors, walled frontage and enclosed rear garden. Wooded forward aspect, gas central heating and pvc double glazing. Comprising: entrance hall with original style tiled floor, living room, separate dining room, breakfast kitchen, wc, two first floor double bedrooms, 26ft landing, study/dressing area, bathroom with separate shower and a second floor loft bedroom with fitted wardrobes. Close to New Mills centre and railway station. Viewing essential. \*\*Part Exchange Considered for a Smaller Property in New Mills\*\*





- Sought After Location
- Overlooking High Lea Park
- Large Stone Semi-Detached
- Arranged Over Three Floors
- Three Bedrooms Plus Study Area
- Energy Rating: D Council Tax: D
- Living and Dining Room
- Convenient For New Mills Centre and Station
- Enclosed Garden

Postcode

SK22 3DP

EPC Rating

D

Local Authority

High Peak Borough

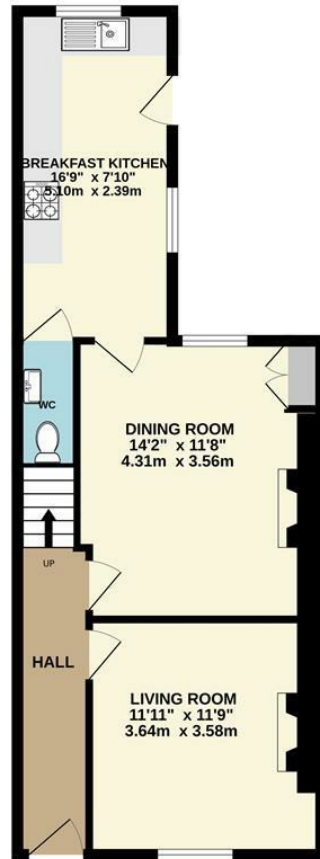
Council Tax

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



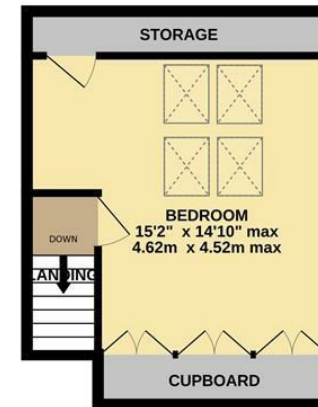
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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