



FOR SALE  
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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

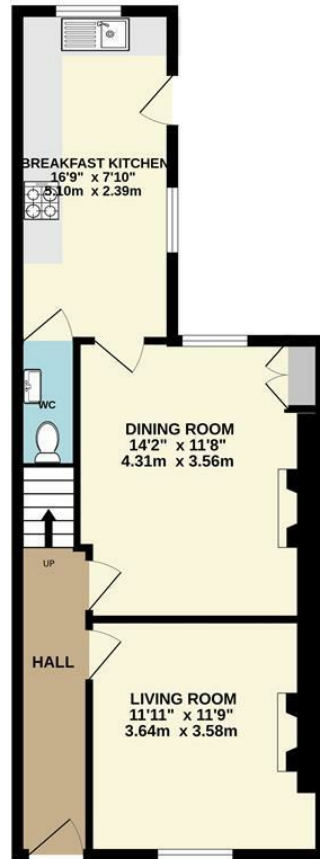
Council Tax

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 |           |



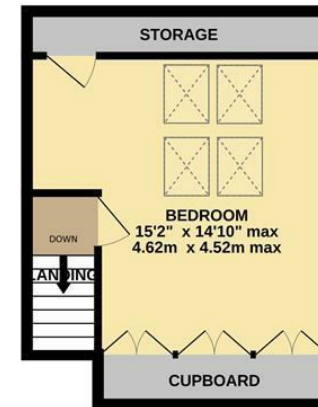
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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