



*Jordan fishwick*

73 Marsh Lane New Mills High Peak



## 73 Marsh Lane New Mills High Peak SK22 4PP

£600,000



### The Property

Commanding open forward views and backing onto farmland, an impressive stone built, double fronted detached residence. Convenient for New Mills amenities yet on the cusp of open countryside, this deceptive, versatile home offers spacious accommodation arranged over four floors. Standing in generous private gardens with off road parking and a detached garage. Comprising: entrance hall, living room, dining room, home office, breakfast kitchen, sun room and utility porch, two useful cellars, four first floor bedrooms, bathroom, separate shower and wc, together with a fantastic dormer loft conversion with two large rooms overlooking fields. Pvc double glazing, gas central heating and viewing highly recommended.






- Detached Executive Residence
- Four Bedrooms Plus Two Loft Rooms
- Backing onto Farmland
- Fantastic Forward Views
- Arranged Over Three Floors Plus Cellars
- Large Private Gardens With Stone Outbuilding
- Ample Off Road Parking
- Detached Garage
- Spacious Versatile Accommodation

**Postcode** SK22 4PP

**EPC Rating** D

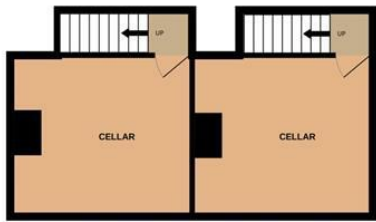
**Local Authority** High Peak

**Council Tax** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



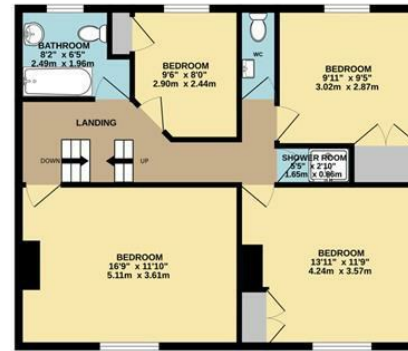
BASEMENT



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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