



*jordan fishwick*

Godward Road New Mills High Peak



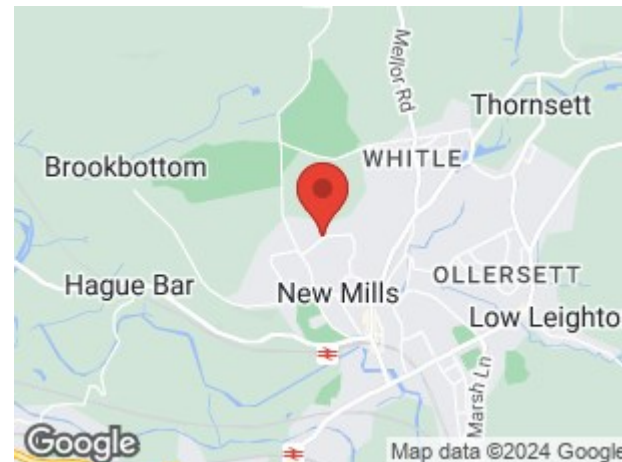
## Godward Road New Mills High Peak SK22 3BU

Reduced To £499,500



### The Property

Commanding open forward views in an enviable and sought after location in New Mills, a fabulous, versatile, split-level detached family home. Superbly presented, contemporary, spacious extended accommodation which has been upgraded and improved by the current owners. Private gardens, double driveway parking and a garage. Comprising: entrance hall, open plan living room with wood burning stove, 21FT refitted dining kitchen with VELUX roof lights, snug, side porch, four bedrooms, a study, modern bathroom and separate shower room. Viewing essential.




- Fantastic Detached Home
- Extended Versatile Accommodation
- Four Bedrooms Plus Study
- Amazing Forward Views
- 21 FT Open Plan Re-Fitted Dining Kitchen
- Energy Rating: E Council Tax Band: D
- Contemporary Bathroom and Shower Room
- Gardens, Driveway and Garage
- Perfect Family Home
- Sought After Location

**Postcode** SK22 3BU

**EPC Rating** E

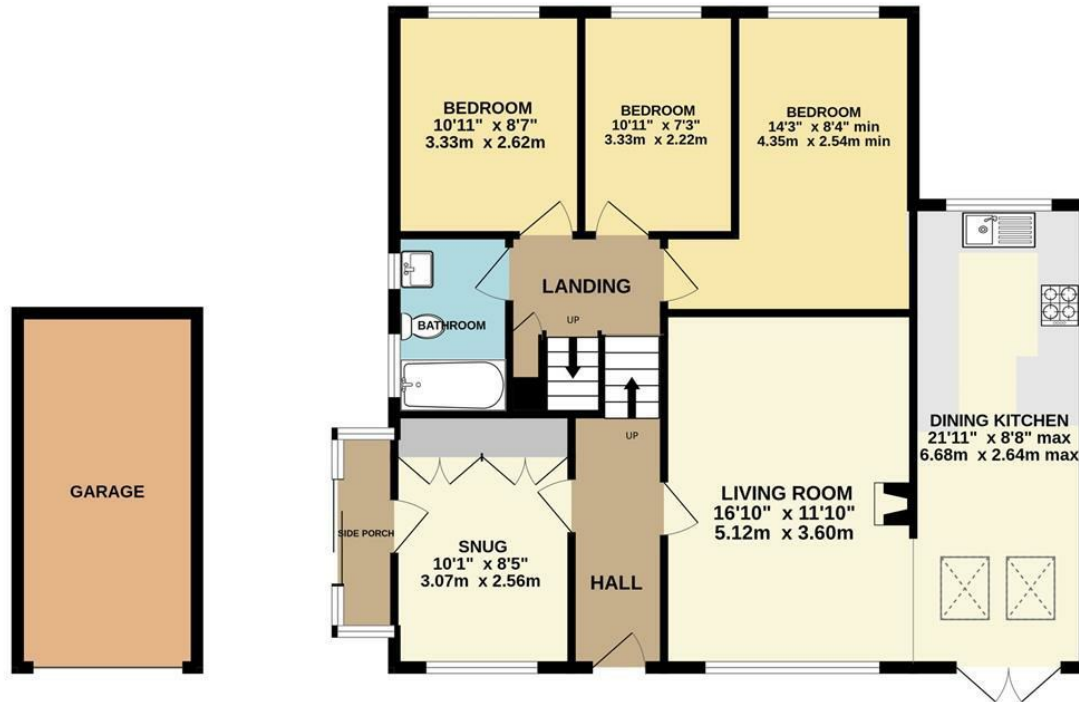
**Local Authority** High Peak

**Council Tax** D

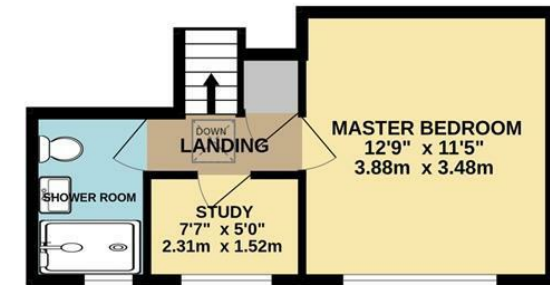
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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