



*jordan fishwick*

Low Leighton Road New Mills High Peak



## Low Leighton Road New Mills High Peak SK22 4PG

£325,000



### The Property

\*\*\* NO ONWARD CHAIN \*\*\* Jordan Fishwick are pleased to bring to market this bay fronted three bedroom end-terrace property in need of modernisation. A wonderful opportunity to extend and improve (STPP) and create a truly wonderful family home. Located on one of New Mills most sought after roads this property is not to be missed. In brief the property comprises of: Entrance hall, bay fronted living room, dining room and kitchen overlooking the rear garden. To the first floor are two good sized double bedrooms and a further single bedroom all serviced by a recently improved shower room. Externally, to the front of the property which is set back off the main road by a lawned garden and driveway for multiple vehicles leads to a detached garage. To the rear, the standout feature of this property is its fantastically sized garden. A unique selling point which is ideal for family living. Privately enclosed and boarded by timber fencing and mature trees. A viewing is essential in order to truly appreciate the opportunity to create a modern family home.




- Extended Three Bedroom End Terrace Property
- Off Road Parking
- Detached Garage
- Two Reception Rooms
- Two Double Bedroom
- Potential to Extend Subject to Planning Permissions
- Fantastic Garden
- No Onward Chain

**Postcode** SK22 4PG

**EPC Rating**

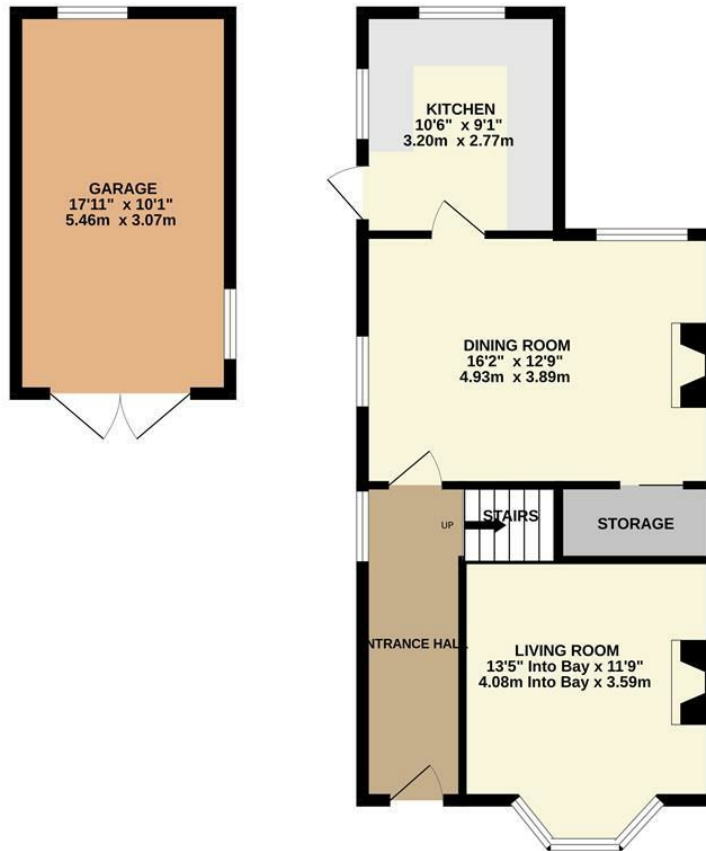
**Local Authority** High Peak

**Council Tax** C

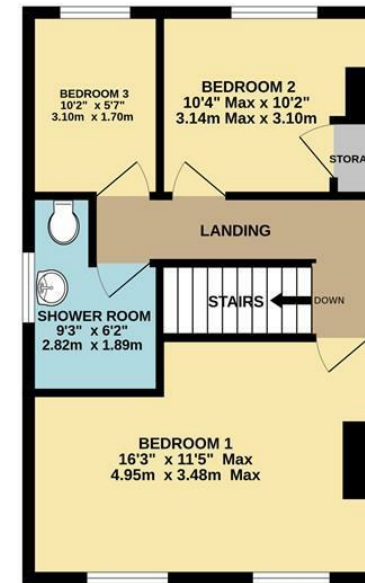
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR



1ST 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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