



FOR SALE  
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01663 767878  
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*jordan fishwick*

High Lea Road New Mills High Peak



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

£258,500



### The Property

Nestled in the sought-after High Lea Road of New Mills, High Peak, this charming terraced house offers a delightful living experience. Boasting two good-sized bedrooms and a study area on the first-floor landing, this property is perfect for those seeking a cosy yet spacious home.

The house overlooks the picturesque High Lea Park, providing a serene and peaceful atmosphere. The walled frontage adds character to the property, while the lovely private rear garden, complete with a stone storage shed, offers a tranquil outdoor space to unwind or entertain guests.

Inside, the living room exudes warmth and comfort, creating an inviting space to relax after a long day. The large bright breakfast kitchen is a highlight, featuring integrated appliances that make cooking a joy. Additionally, the modern shower room adds a touch of luxury to this already impressive home.

With its convenient location and array of desirable features, this property on High Lea Road is a rare find that combines comfort, style, and practicality. Don't miss the opportunity to make this house your home in the heart of High Peak.



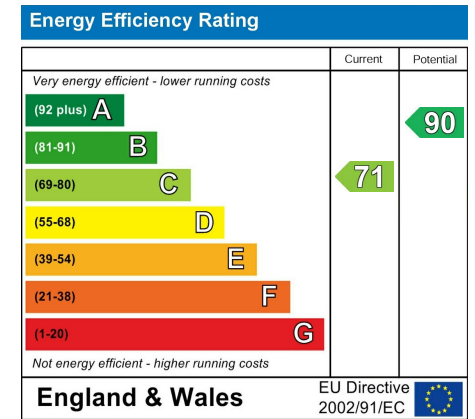
- Popular and Convenient Location Overlooking High Lea Park
- Well Presented Accommodation
- Lovely Large Breakfast Kitchen with Ample Storage and Breakfast Bar
- Two Good Sized Bedrooms
- Modern Shower Room
- Study Area on First Floor Landing
- Beautiful Private Rear Garden and Walled Frontage

**Postcode** SK22 3DP

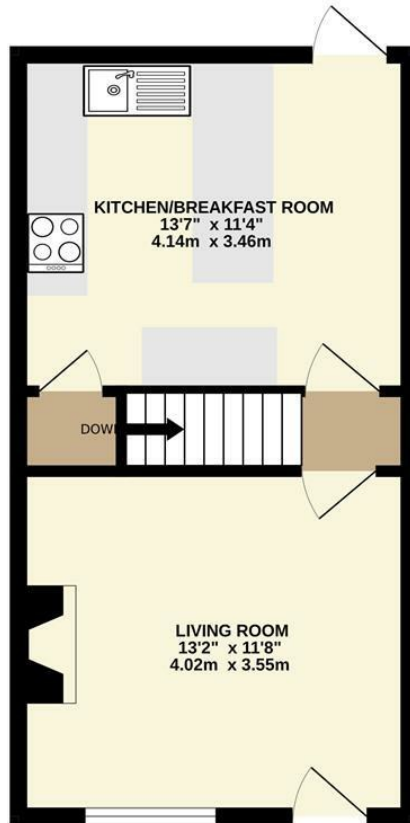
**EPC Rating** C

**Local Authority** High Peak

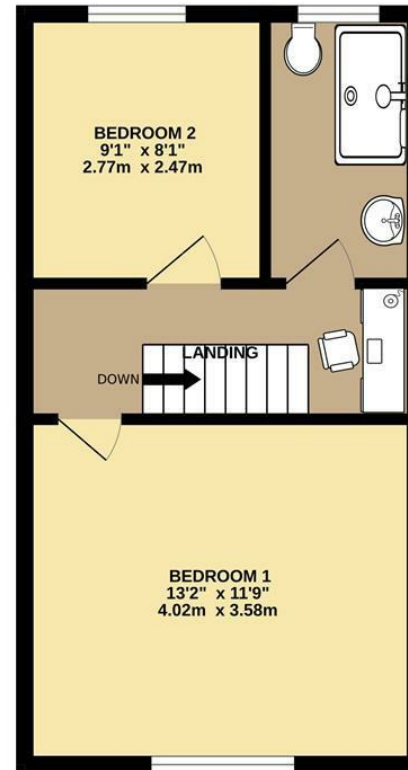
**Council Tax** B



GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

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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