



*jordan fishwick*

Albion Road New Mills High Peak



## Albion Road New Mills High Peak SK22 3JP

£450,000



### The Property

Conveniently positioned for New Mills amenities and Newtown Railway Station, a well presented and substantial, stone-built semi-detached home. Arranged over four floors and boasting spacious four bedroom accommodation, this fabulous home has to be viewed. Unique features including: 23ft Living Room with bay window, 22ft Breakfast kitchen with bi-fold doors, an amazing balcony with incredible views to name but a few! Gas central heating, pvc acoustic double glazing, off road parking, private rear terrace and shared gardens adjoining the Peak Forest Canal. Also comprising: separate entrance hall, dining room, home office, large utility/store, wc, luxury bathroom and en-suite. Viewing advised.



- Superbly Presented Stone Semi-Detached
- Spacious Accommodation Over Four Floors
- Stunning 22ft Open Plan Kitchen With Bifolds
- Re-fitted Bathroom and En Suite
- Beautiful Balcony with Amazing Views
- Driveway and Private Garden
- Communal Garden with Canalside Frontage
- Convenient Location For New Mills
- Four Bedrooms
- No Chain

**Postcode** SK22 3JP  
**EPC Rating** D  
**Local Authority** High Peak  
**Council Tax** C

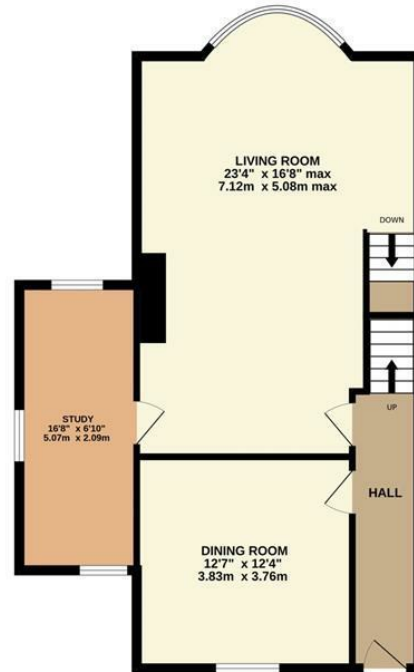
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 58                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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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2 Union Road, New Mills, High Peak, Derbyshire, SK22 3ES

**01663 767878**

[newmills@jordanfishwick.co.uk](mailto:newmills@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)