



*jordan fishwick*

Hayfield Road Birch Vale High Peak



# Hayfield Road Birch Vale High Peak SK22 1DF

£260,000



## The Property

A well presented three bedroom stone built mid-terrace property in the semi rural location of Birch Vale, with beautiful open aspect views to the rear. The property has been well maintained by the current owner and in brief comprises of: Front reception room with log burner, kitchen/diner with exposed brick featured wall and access to a utility area. To the first floor are two good sized double bedrooms with space for furnishings, whilst the loft conversion provides a third double bedroom and eaves storage on either side offering plenty of storage space. The property in recent years been improved by newly fitted PVC double glazing in 2018 and is also warmed by a gas central heating boiler. To the rear of the property is a small wooden decked area accessed off the utility room, this leads to a private and enclosed paved seating area where views of the beautiful open countryside can be truly appreciated. **\*\*No Onward Chain\*\***






- Three Bedroom Property
- Mid-Stone Terrace
- Over Three Floors
- Dining Kitchen & Utility Room
- No Onward Chain
- Open Aspect Rear Views
- Log Burning Stove
- Eaves Storage

**Postcode** SK22 1DF

**EPC Rating** D

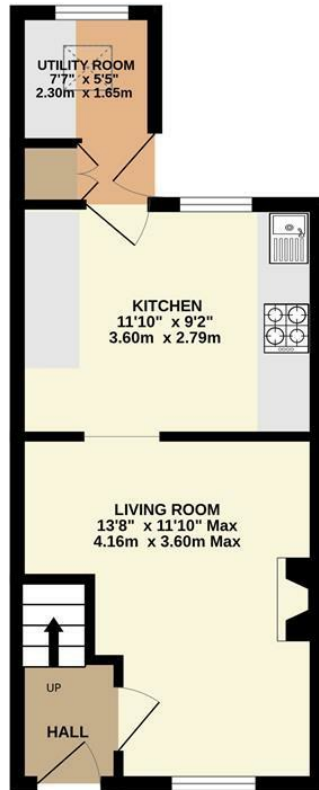
**Local Authority** High Peak Council

**Council Tax** B

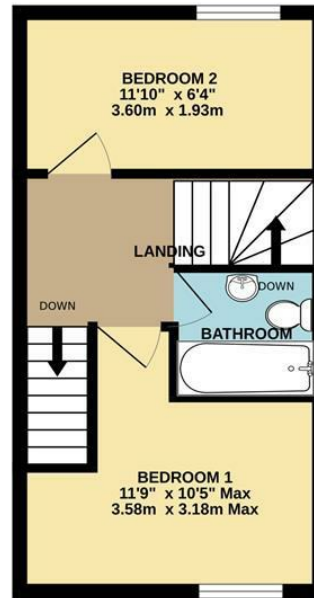
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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