



*jordan fishwick*

Hayfield Road New Mills High Peak



## Hayfield Road New Mills High Peak SK22 4HY

£519,950



### The Property

**\*\*Part Exchange Available\*\*** **\*\*Carpets and Flooring Included\*\*** The Priestley is an attractive four bedroom detached home, with plenty of kerb appeal, which you'll get to enjoy every time you arrive home. Both upstairs and downstairs, you'll find excellent space for flexible family living.

Downstairs, you'll discover a large lounge, with an impressive bay window for you to watch the world go by. French doors lead to your garden from both the lounge and open plan kitchen/diner, which really does add a wow factor. The open plan kitchen/diner is a light and bright space, which is brilliant for family gatherings. If you're looking to work from home, The Priestly features a ground floor study, allowing you to keep home and work life separate.

On the first floor, you'll find 4 bedrooms for the family to choose from. Both the main and second bedroom enjoy private en-suite's, so arguing over the bathroom in the morning really will become a thing of the past. There are two further good sized bedrooms and a bathroom for the rest of the family.



- 4 bedrooms
- Open plan kitchen/family/dining area
- Luxury Fitted Kitchen with a Choice of Finishes
- Spacious lounge
- Separate Study & Utility Room
- Single detached garage
- 2 En-suite bathrooms
- Choice of Porcelanosa tiles in bathroom/en-suites
- French doors to rear garden from lounge and dining area
- 10 year NHBC warranty and 2 year builders warranty

Postcode

SK22 4HY

EPC Rating

Local Authority

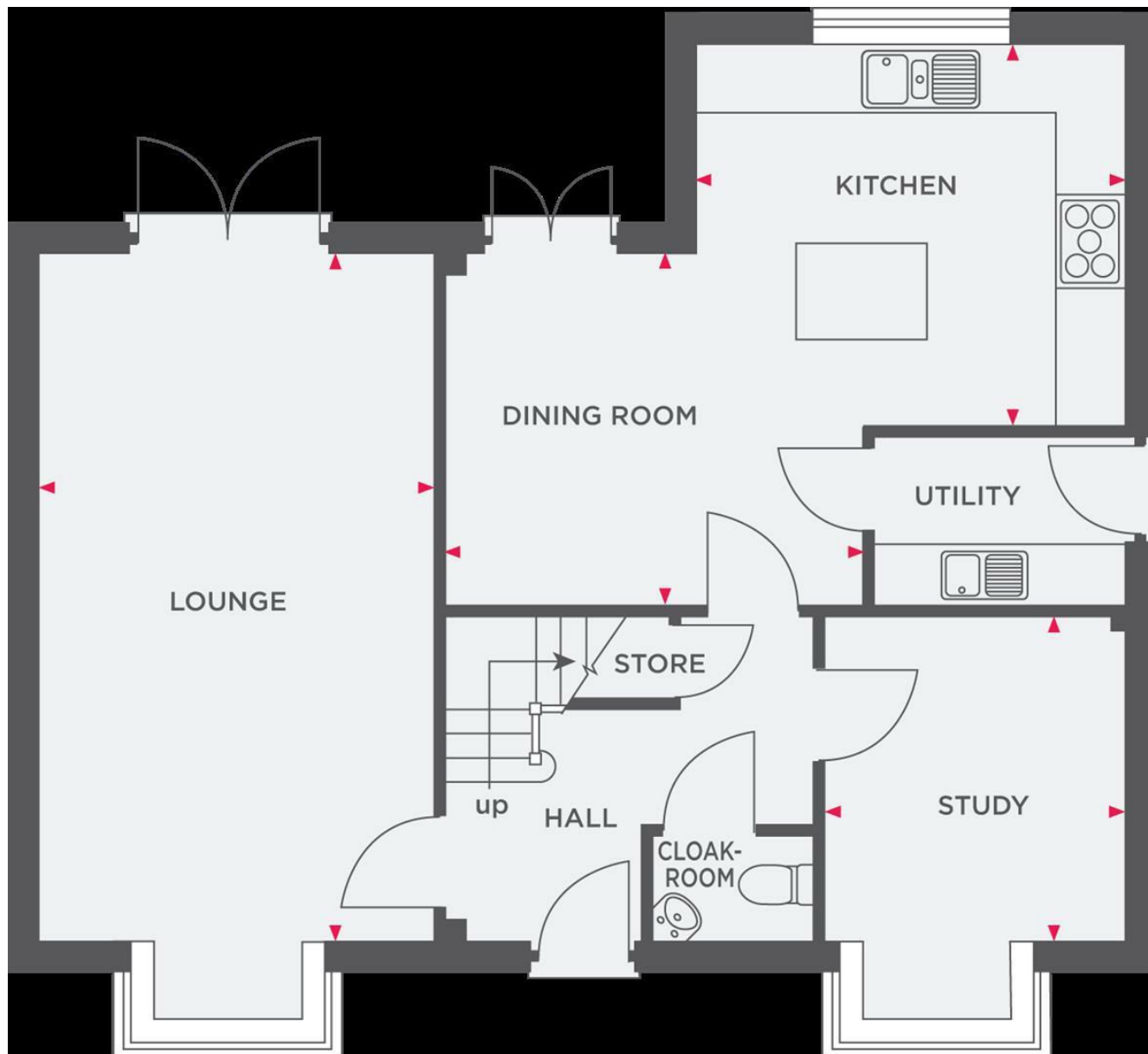
High Peak

Council Tax

New Build

| 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  |           |





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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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)