



*jordan fishwick*

Plot 75 Hayfield Road, New Mills, SK22

Guide Price £444,950





## Hayfield Road High Peak SK22 4HY

£444,950

### The Property

The Newton is an attractive four bedroom home with an integral garage, providing plenty of practical storage space. The lounge can be found at the front of your home, with a large bay window so you can comfortably watch the world go by. This is a comfortable space for the whole family to cosy up in after a busy day.

The open plan kitchen/dining room can be found at the rear. French doors lead to the garden, creating a light, bright and airy home all year round. The french doors are especially beneficial when you have guests, you'll enjoy the outdoor space while having the practicality of the kitchen within easy reach. The separate utility room is a brilliant addition for storage and to hide away the less glamorous parts of your home.

**\*\*PART EXCHANGE AVAILABLE\*\***



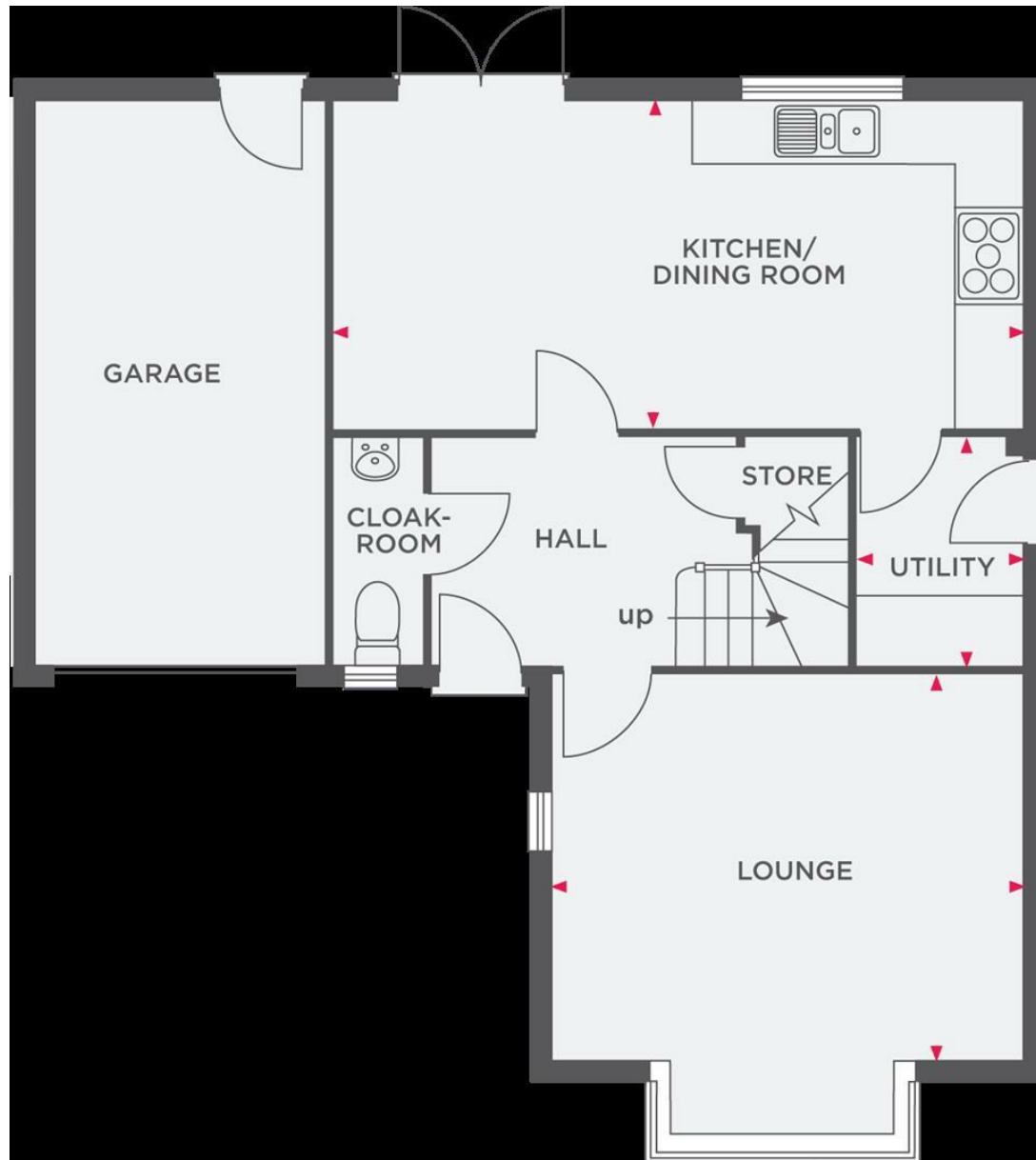


- Four bedrooms En-suite to Master Bedroom
- Open Plan Kitchen/Diner & Luxury Fitted Kitchen with choice of finishes
- Choice of Porcelanosa tiles in bathroom/en-suite
- Single integral garage
- French doors to rear garden
- 10 year NHBC warranty
- 2 year builders warranty
- Part Exchange Available



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		
England & Wales		EU Directive 2002/91/EC





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