



jordan fishwick

Hayfield Road New Mills High Peak



**Hayfield Road New Mills High Peak
SK22 4JB**

Asking Price £275,000



The Property

This stunning property has undergone a comprehensive program of both remedial and cosmetic updating. No attention to detail has been spared resulting in a high quality beautiful family home from windows, boiler, doors and landscaping to re decorating. With brand new kitchen with integrated appliances, new bathroom alongside new carpets and flooring throughout, this is a turn key house in a popular location. In brief the property comprises; Entrance hall, living room, dining room with pantry cupboard and stunning kitchen with door accessing the rear garden. To the first floor there are two double bedrooms and a lovely bathroom with contemporary fittings. The property also has off road parking to the front. The rear garden is enclosed with lawn and patio area. No onward chain.



- Two Double Bedroom Mid Terrace Property Refurbished Throughout to a High Standard
- Lovely Enclosed Private Rear Garden and Two Reception Rooms
- Brand New Modern Kitchen and Bathroom
- Comprehensive Remedial Works As Well As Redecorated Throughout Including High Quality Flooring
- Brand New High Quality Flooring Throughout
- Off Road Parking and No Onward Chain
- Gas Central Heating and Pvc Double Glazing
- Excellent Commuter Links and Close to Open Countryside
- Popular Location Close to Amenities and The Sett Valley Trail

Postcode SK22 4JB
EPC Rating D
Local Authority High Peak Borough Council
Council Tax B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 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.
Made with Metropix C2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

14 Market St, Disley, Cheshire, Stockport SK12 2AA

01663 767878

disley@jordanfishwick.co.uk

www.jordanfishwick.co.uk