



*jordan fishwick*

Buxton Road New Mills High Peak



## Buxton Road New Mills High Peak SK22 3JT

Reduced To £250,000



### The Property

**\*\*Reduced and No Onward Chain\*\*** Refurbished end terrace property with accommodation set over three floors. Brand new kitchen, bathroom, flooring and redecorated throughout to a high standard. Larger than average with a total floor area of 113 square meters. Quality fittings and attention to detail including glass balustrades and column radiators. Briefly comprising: entrance hall, living room, dining kitchen with balcony overlooking the rear garden, two double first floor bedrooms and a bathroom, lower ground floor cellar rooms with ventilation, new wiring and scope for further development into living accommodation. Externally there is a private walled garden and off road parking for two cars.



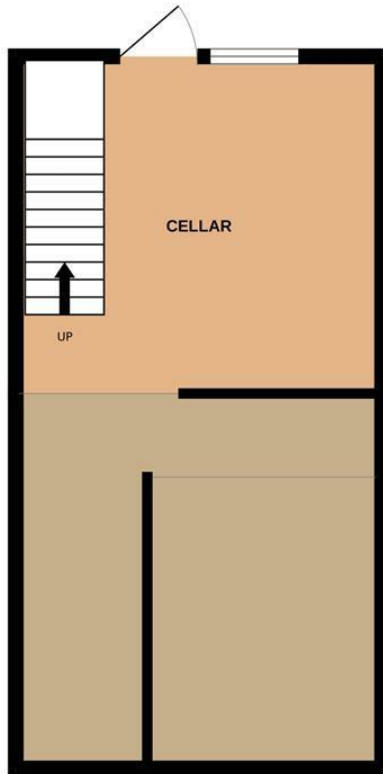
- Refurbished End Terrace Property with Off Road Parking
- Accommodation Over Three Floors with Open Views to the Rear
- Brand New High Quality Dining Kitchen with Balcony Enjoying Open Views
- Two Double Bedrooms and Brand New Bathroom
- Bright Entrance Hall and Landing with Glass Balustrade
- Convenient Location for Road and Rail Links
- Useful Cellar Rooms with Scope for Further Development (Ventilation, New Wiring, Window and Rear Door Leading into Garden Already in Place)
- Private Walled Rear Garden Accessed via the Cellar

**Postcode** SK22 3JT  
**EPC Rating** D  
**Local Authority** High Peak  
**Council Tax** A

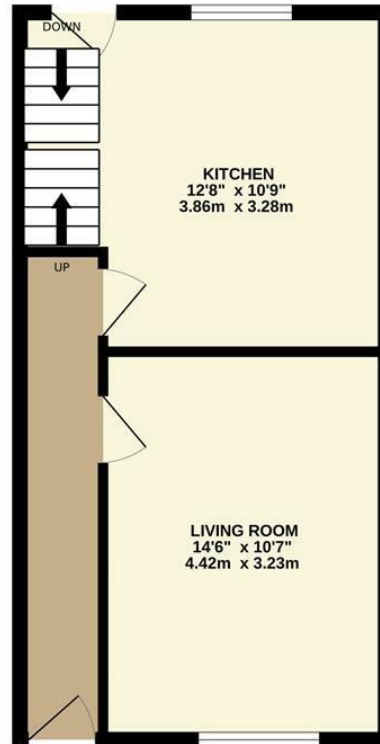
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 57      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



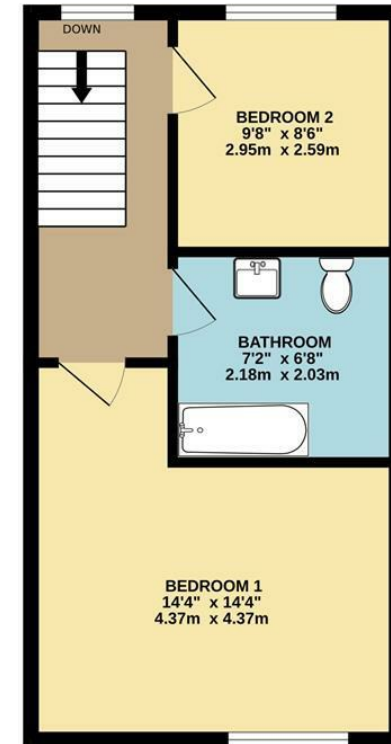
**BASEMENT**  
366 sq.ft. (34.0 sq.m.) approx.



**GROUND FLOOR**  
373 sq.ft. (34.6 sq.m.) approx.



**1ST FLOOR**  
373 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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.  
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