



*jordan fishwick*

Swallow House Lane Hayfield High Peak



## Swallow House Lane Hayfield High Peak SK22 2HB

Price £325,000



### The Property

A lovely three bedroom property in the heart of idyllic Hayfield. With attractive front and rear gardens, dining kitchen, ground floor wc and parking to the rear this house is perfect for a young family or those looking to downsize. Situated on a popular and peaceful road a stones throw away from Hayfield shops and amenities and briefly comprising; entrance hall, bright living room, dining kitchen, rear hallway with storage cupboard and ground floor WC. To the first floor there are three double bedrooms, two with storage, and a shower room. Externally the property is elevated and garden fronted with a delightful enclosed rear garden comprising of a decked seating area, lawn and established bedding. To the rear of this there is a parking space which the owner has had unlimited use of, and in addition to this, an access ginnel running from the front of the property to the rear.



- Lovely Garden Fronted Property in Idyllic Hayfield
- Three Double Bedrooms and Shower Room
- Bright Living Room and Dining Kitchen
- Walled Front Garden and Beautifully Maintained Enclosed Rear Garden
- Recently Fitted Gas Boiler and PVC Double Glazing
- Close to Hayfield Shops and Amenities
- Ground Floor WC & No Onward Chain
- Use of Parking Space to Rear

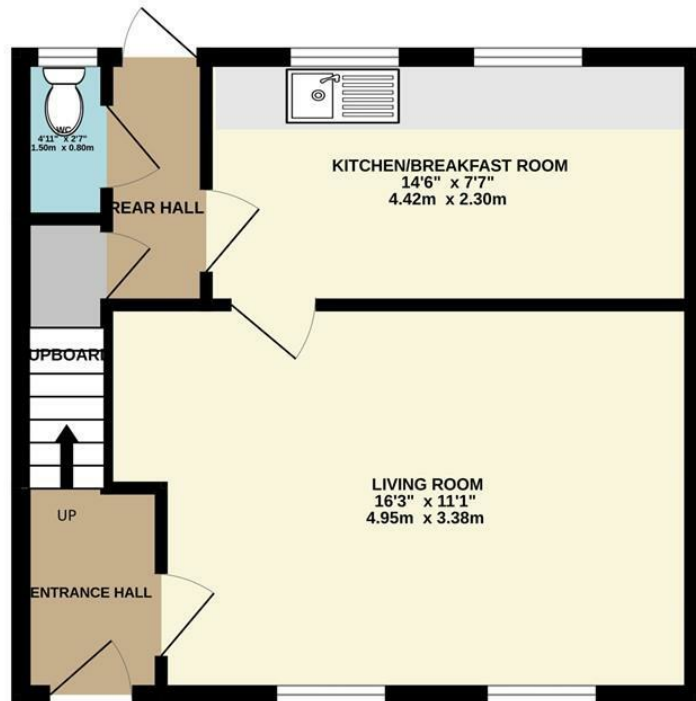


**Postcode** SK22 2HB  
**EPC Rating** D  
**Local Authority** High Peak  
**Council Tax** B

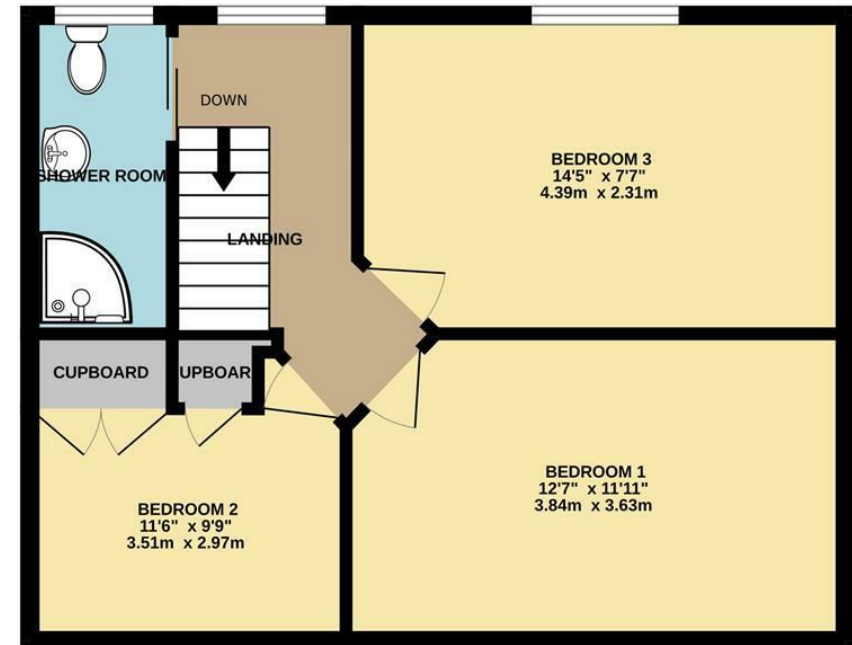
| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         | 74                                                                                                          |
| (55-68) <b>D</b>                            | 61      |                                                                                                             |
| (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  |



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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