



jordan fishwick

12 High Lea Road, New Mills, SK22 3DP
Guide Price £220,000



The Property

***** SUPERB OPPORTUNITY ***** In need of modernisation and occupying an enviable position overlooking High Lea Park, a stone-built, three bedroom semi-detached property. Conveniently located for New Mills centre, railway station and amenities this deceptive property sits behind a walled frontage and boasts a private mature enclosed garden. Comprising: entrance hall, living room, dining room with pantry, kitchen, three first floor bedrooms and a bathroom. Perfect for those looking for a project and creating their own finished article! NO CHAIN and Viewing advised.

High Lea Road High Peak SK22 3DP

£220,000



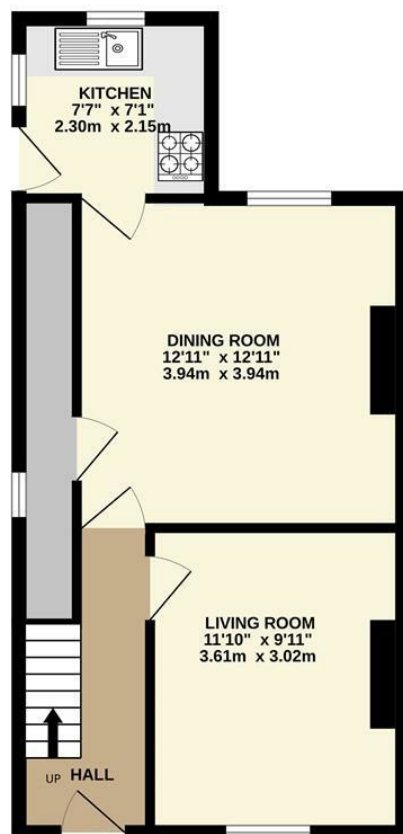
- *** IN NEED OF MODERNISATION ***
- Sought After Location Overlooking High Lea Park
- Stone Built Semi-Detached
- Three Bedrooms
- Living Room AND Dining Room
- NO CHAIN
- Private Rear Garden and Walled Frontage
- Convenient For New Mills Amenities



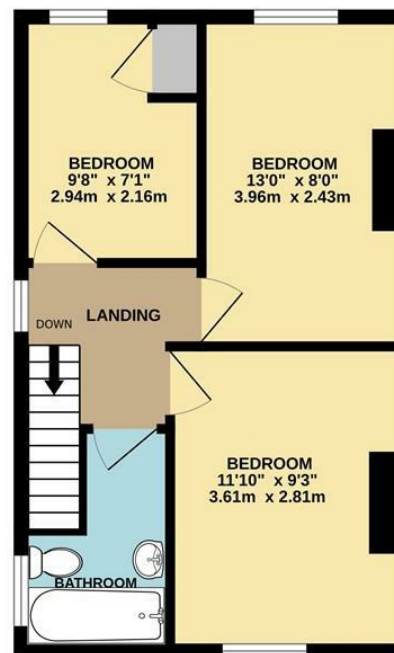
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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