



*jordan fishwick*

6 Corn Mill Court, Albion Road, New Mills,  
Guide Price £425,000





## The Property

**\*AVAILABLE NOW\***

This is a modern three/four-bedroom new build property in New Mills and benefits from an attractive outlook over the Peak Forest Canal. Designed to offer generous and adaptable living space, the accommodation is arranged across four floors and is ideally suited to family life or home working.

The property is conveniently located for local shops, schools and amenities, while excellent commuter links are available via Newtown and New Mills Central train stations, both offering direct services to Manchester Piccadilly.

The internal layout comprises:

Lower Ground Floor - A substantial kitchen and dining space with bi-fold doors opening onto a rear balcony enjoying canal views, together with a separate utility room.

Ground Floor - A comfortable living room, a shower room, and an additional room suitable for use as a bedroom or study.

First Floor - Three further bedrooms and a stylish four-piece bathroom suite.

Basement - Accessed externally, this heated room measures approximately 26ft x 16ft and provides a highly flexible area suitable for a range of uses.

Viewing is strongly recommended to appreciate the size, layout and setting of this home. The property is sold with the benefit of a 10-year LABC warranty.

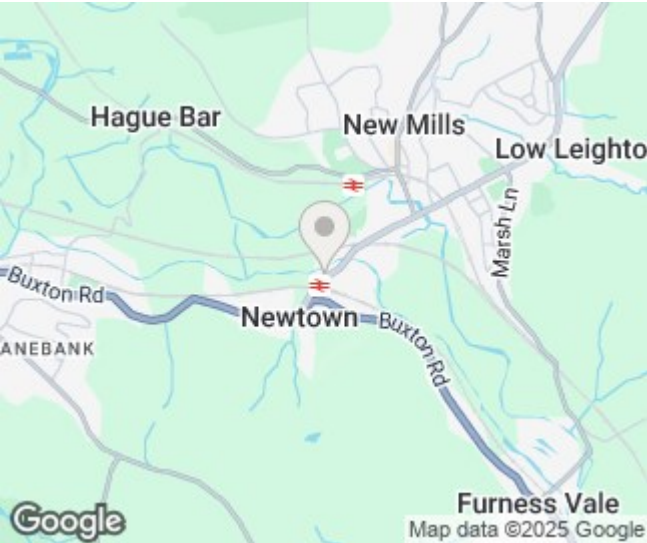
## Corn Mill Court, Albion Road High Peak SK22 3AB

**£425,000**



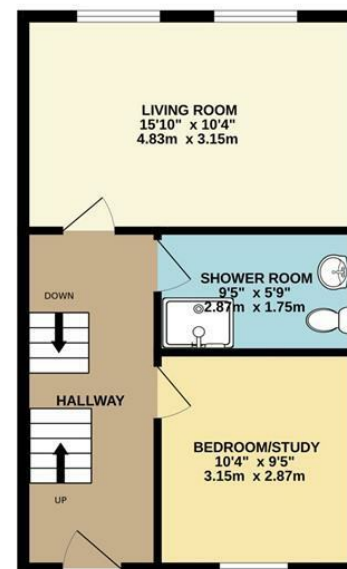
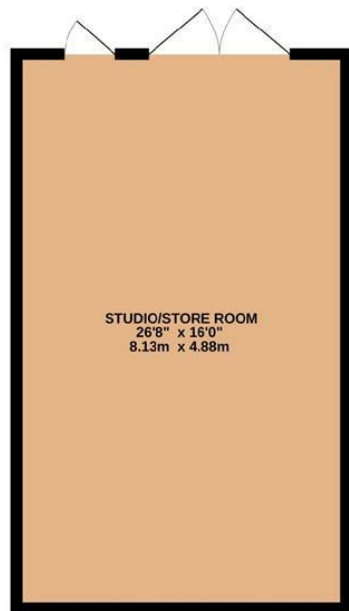


- \*\*\* AVAILABLE NOW \*\*\*
- Stunning New Build Townhouse
- Overlooking The Peak Forest Canal
- Convenient New Mills Location
- \*\*\* 10 YEAR WARRANTY \*\*\*
- Living Dining Kitchen Room with Bi Fold
- Balcony and Large Communal Garden
- Brilliant Family Home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	





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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