



jordan fishwick

9 RESERVOIR ROAD WHALEY BRIDGE HIGH PEAK SK23 7BL

PCM £925 PCM

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*** AVAILABLE EARLY MAY *** A modern and beautifully presented mid-terrace property which has recently undergone cosmetic changes and improvements, located only a stones throw away from Whaley Bridge Town Centre with access to local amenities and transport links alike. The property offers living accommodation over three floors, in brief the property comprises: Kitchen/diner, living room and a downstairs shower room. To the first floor there are two double bedrooms, the main including built in wardrobes and a modern family bathroom. To the second floor is a loft room which is a bright space which could have multiple uses and benefits from eaves storage. Outside to the front of the property is a paved seating area suitable for entertaining whilst there is a private decked area and a lawn garden to the rear accessed via steps. Viewings are highly recommended. EPC Rating C. Council Tax Band B. UNFURNISHED.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		87	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC