



**jordan fishwick**

51 MELLOR ROAD NEW MILLS HIGH PEAK SK22 4DP  
Per Calendar Month £895 Per Calendar

## 51 MELLOR ROAD NEW MILLS HIGH PEAK SK22 4DP

\*\*\* AVAILABLE IMMEDIATELY \*\*\* A delightful two-bedroom, end-of-terrace stone-built property available to rent, conveniently located within easy reach of New Mills town centre and its excellent local amenities. This attractive home presents an opportunity not to be missed. The accommodation briefly comprises an entrance porch leading into a comfortable living room, followed by a spacious kitchen/dining room with doors opening onto the enclosed rear yard. To the first floor, the property offers two well-proportioned bedrooms and a modern fitted family bathroom. The property is available immediately, subject to satisfactory references. Gas central heating & double glazing. Unfurnished.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	89		
	58		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	