



*jordan fishwick*

Longlands Road New Mills High Peak



## Longlands Road New Mills High Peak SK22 3BZ

£550,000



### The Property

A spacious modern detached family home with well proportioned rooms in a popular residential location. Within walking distance of New Mills shops, train station and amenities and offering plenty of space for a growing family. Briefly comprising; entrance hall, ground floor WC, living room with fireplace, dining room, spacious conservatory, well equipped breakfast kitchen, utility room. To the first floor there are four double bedrooms, master with en suite and a modern family bathroom. The property also offers a home office with power and light, driveway parking, an integral garage and lovely front and rear gardens.




- Large Detached Family Home in a Popular Location
- Two Reception Rooms Plus Conservatory
- Four Double Bedrooms, Master with En Suite
- Breakfast Kitchen with Separate Utility Room
- Integral Garage and Driveway
- Lovely Front and South Facing Rear Garden with a Good Degree of Privacy
- Summer House/Home Office

**Postcode** SK22 3BZ

**EPC Rating** C

**Local Authority** High Peak

**Council Tax** F

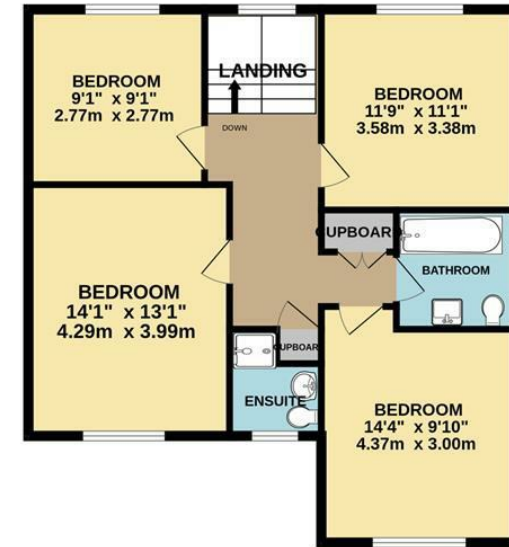
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
1178 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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