



jordan fishwick

Albion Road New Mills High Peak

Albion Road New Mills High Peak SK22 3EY

Auction Guide £175,000



The Property

Larger than average garden fronted mid terrace property over three floors including two reception rooms and three good sized bedrooms. Lovely original features and scope for some further cosmetic updating, with a large lower ground floor dining kitchen, useful cellar rooms and WC. Set back from the road via a walled frontage and a private enclosed garden to the rear. Convenient location for New Mills amenities and train stations and no onward chain.

** This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £175,000 + Reservation Fee**



- Larger Than Average Terraced Property Over Three Floors
- Bursting with Original Features
- Private Enclosed Rear Graden
- Three Good Sized Bedrooms
- Lower Ground Floor Dining Kitchen Plus WC, Utility Area and Two Further Useful Cellar Rooms
- Two Reception Rooms Both With Fireplaces
- Pvc Double Glazing and Valliant Combi Boiler
- Convenient Location for New Mills Shops and Train Stations

Postcode SK22 3EY

EPC Rating C

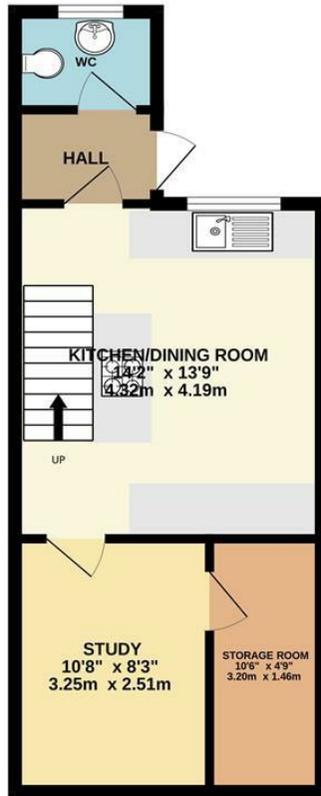
Local Authority High Peak

Council Tax B

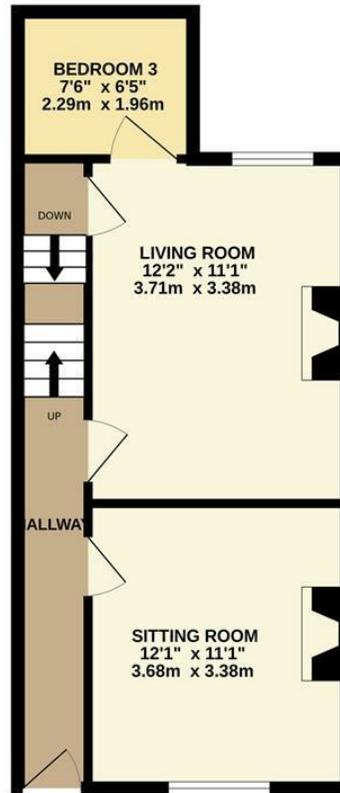
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



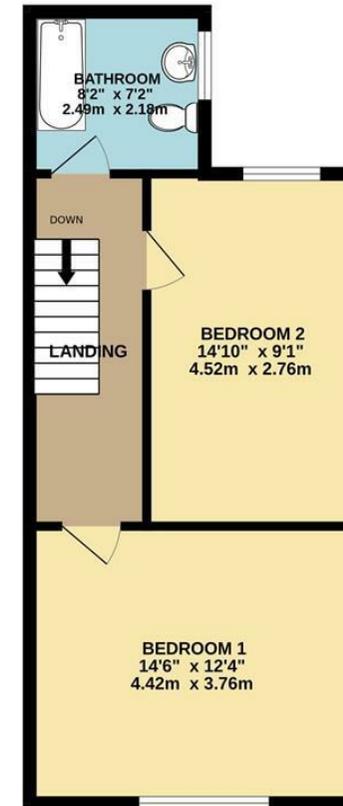
BASEMENT
375 sq.ft. (34.9 sq.m.) approx.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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