



jordan fishwick

Beard Crescent New Mills High Peak



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£260,000



The Property

Well proportioned semi detached home offering excellent space for a growing family. Well presented throughout with three double bedrooms and three reception rooms. Featuring a stunning rear orangery-style extension with lantern roof light and glazed surround, fantastic gardens to three sides and off road parking for two cars.

Briefly comprising; entrance hall, dining room, living room, kitchen and garden room/orangery. To the first floor; landing with fully boarded loft access, three double bedrooms and a family bathroom with white suite.

Externally the property benefits from a substantial front garden with lovely open views, a rear garden with patio and seating areas, outside storage and ample off road parking.

Situated in a popular and convenient location.



- Well Presented Larger Than Average Semi Detached Family Home
- Three Reception Rooms
- Three Double Bedrooms
- Stunning Rear Extension with Roof Lantern
- Driveway Parking for Two Cars
- Great Outdoor Space with Large Front Garden, Enclosed Rear, Seating and Storage Area
- Lovely Forward Views
- Convenient and Popular Location



Postcode SK22 4LJ
EPC Rating
Local Authority High Peak
Council Tax B

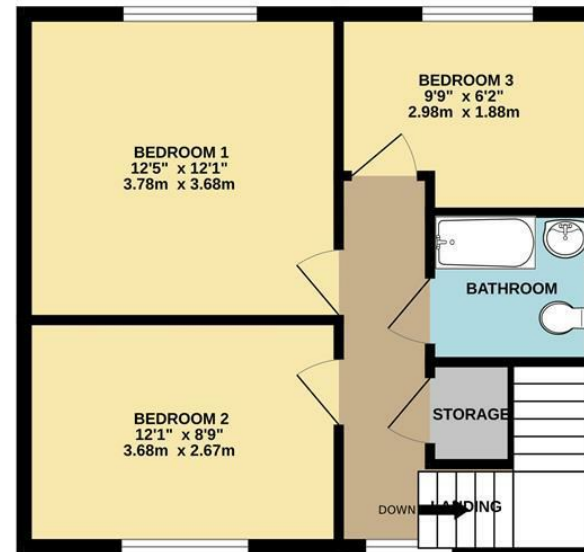
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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