



*jordan fishwick*

Stoneyland Drive New Mills High Peak



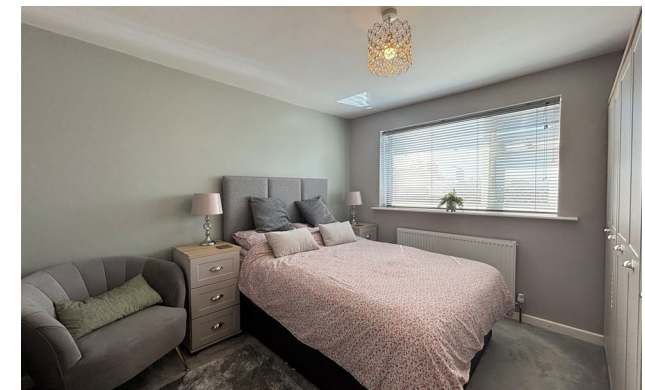
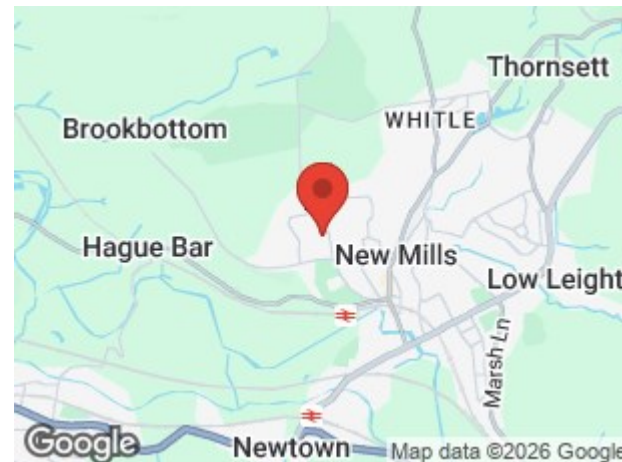
## Stoneyland Drive New Mills High Peak SK22 3DL

£350,000



### The Property

Boasting lovely rear views and ideally located on a small popular residential development in New Mills, a three bedroom semi-detached family property. Immaculately presented throughout with three reception rooms, driveway for two cars, a garage and a delightful enclosed garden. Comprising: entrance hall, living room, dining room, conservatory, kitchen, three first floor bedrooms and a bathroom. Ideally located for New Mills shops, train station and High Lea Park. Viewing highly recommended.



- Beautifully Presented Throughout
- Living Room, Dining Room Plus Conservatory
- Lovely Rear Views
- Three Bedrooms
- Modern Kitchen and Bathroom
- Detached Garage and Driveway Parking
- Enclosed Rear Garden
- Popular Location Close to New Mills Shops and Train Station

**Postcode** SK22 3DL

**EPC Rating** D

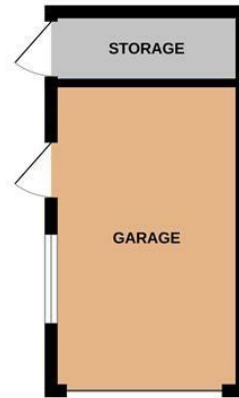
**Local Authority** High Peak

**Council Tax** C

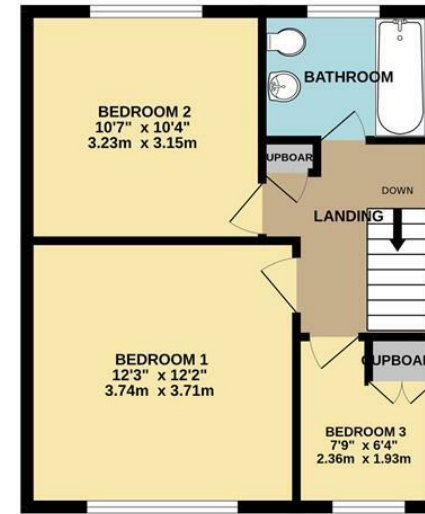
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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