

New Street, New Mills, High Peak, SK22

13 New Street, New Mills, High Peak, SK22 4PE

Asking Price **£269,950**

Three Bedroom Semi Detached
Stone Outhouse

Extended to Rear
On Street Parking

Two Reception Rooms
uPVC Double Glazing & Gas Central Heating

Modern Kitchen and Bathroom
Tenure:- Freehold

Cottage Style Garden to Rear
Council Tax Banding: B

This attractive three bedroom semi detached home on New Street, New Mills offers a wonderful balance of character, comfort and practicality, making it an ideal choice for anyone looking for a home that feels both welcoming and ready to enjoy from day one. Extended to the rear, the property provides generous living space across two floors, with a layout that suits modern life beautifully.

Inside, there are two reception rooms, giving you the flexibility to create spaces that work around your lifestyle. Whether you want a cosy lounge for relaxing evenings, a separate dining room for entertaining, or a family room that can adapt as your needs change, this home offers the kind of versatility that is so often sought after. The kitchen has been designed with both style and function in mind, creating a space that feels fresh, practical and easy to use every day.

Upstairs, the three bedrooms provide comfortable accommodation for a growing family, visiting guests, or anyone needing a dedicated home office or dressing room. The bathroom adds to the home's appeal, offering a clean and contemporary finish that complements the rest of the property. uPVC double glazing and gas central heating further enhance comfort and efficiency throughout the year.

One of the real highlights of this home is the beautiful outdoor space allowing you to unwind, entertain or simply enjoy a morning coffee in peaceful surroundings.

For a buyer looking for more than just a house, this property offers a lifestyle that feels warm, manageable and full of charm. It is easy to imagine making this home your own, enjoying the extra space from the rear extension, and appreciating the blend of attractive presentation and functional design. With its appealing layout, modern kitchen and bathroom, and outside space, this is a property that delivers comfort, flexibility and a real sense of home.

The location in New Mills is also a strong advantage, with supermarkets, schools, leisure facilities and healthcare services all within easy reach. Rail links are accessible for those needing to travel further afield, adding convenience for commuting or visiting nearby towns and cities.

This is a fantastic opportunity to purchase a well presented three bedroom semi detached home in a desirable setting. Tenure is Freehold and the property falls within Council Tax Band B.

Entrance
with uPVC door leading to living room.

Living Room
13'7" (4m 14cm) x 13'8" (4m 16cm)
uPVC double glazed window to front and side aspects, decorative fire and fire surround, turn stairs leading to first floor, understair storage cupboard, radiator, through to dining area.

Dining Room
14'1" (4m 29cm) x 9'9" (2m 97cm)
Double Georgian style glazed doors leading from living room, uPVC double glazed French doors leading out to rear garden area, door through to kitchen. radiator.

Kitchen
5'6" (1m 67cm) x 14'10" (4m 52cm)
Two uPVC double glazed windows to side aspect, delightful timber stable door to side. Fitted kitchen with a good range of wall and base units with worksurfaces incorporating circular stainless steel sink and drainer, built-in cooker and four ring gas hob with extractor canopy over, space for tall fridge/freezer, space for dishwasher, plumbing for automatic washing machine. Wall mounted Alpha gas central heating boiler.

Landing
3'4" (1m 1cm) x 8'0" (2m 43cm)
with access to loft void with Velux window.

Bedroom One
14'2" (4m 31cm) x 9'8" (2m 94cm)
uPVC double glazed window to rear aspect, radiator.

Bedroom Two
7'7" (2m 31cm) x 10'7" (3m 22cm)
uPVC double glazed window to front aspect, radiator.

Bedroom Three
6'4" (1m 93cm) x 10'9" (3m 27cm)
uPVC double glazed window to front aspect, radiator, large storage cupboard.

Bathroom
5'5" (1m 65cm) x 6'4" (1m 93cm)
uPVC double glazed window to side aspect, modern fitted suite comprising of:-

tile sided bath with shower over and folding glazed screen, pedestal hand wash basin, low level W.C, heated towel rail, fully tiled walls and floor.

Outside
The attractive rear garden is enclosed by stone walling and fencing with a flagged patio area and further seating area with stone built outbuilding. There is also a lawned area and access from the front of the property. The front offers a low walled garden with wrought iron gate and railings.



