



*jordan fishwick*

Wood Gardens Hayfield



## Wood Gardens Hayfield SK22 2HQ

£425,000



### The Property

A stunning detached bungalow at the head of a popular cul de sac in the ever popular village of Hayfield. Beautiful gardens to rear adjoining a small stream with established planting, patio areas, herb garden, greenhouse and pond. The property is deceptively spacious, well maintained and well presented throughout. Briefly comprising; entrance hall, modern kitchen, dining room, living room with multi fuel burning stove, conservatory, two double bedrooms one with en suite and family bathroom. Driveway parking for two cars, detached garage and lovely gardens to both front and rear enjoying a good degree of privacy.



- Beautifully Presented Detached Bungalow
- Two Double Bedrooms Master with En Suite
- Living Room with Multi Fuel Burning Stove, Dining Room Plus Conservatory
- Stunning Low Maintenance Garden with Established Planting and Pond
- Cul de Sac Location Backing onto a Stream
- Close to Hayfield Amenities' and Shops
- Garage and Driveway Parking
- Deceptively Spacious and Well Maintained

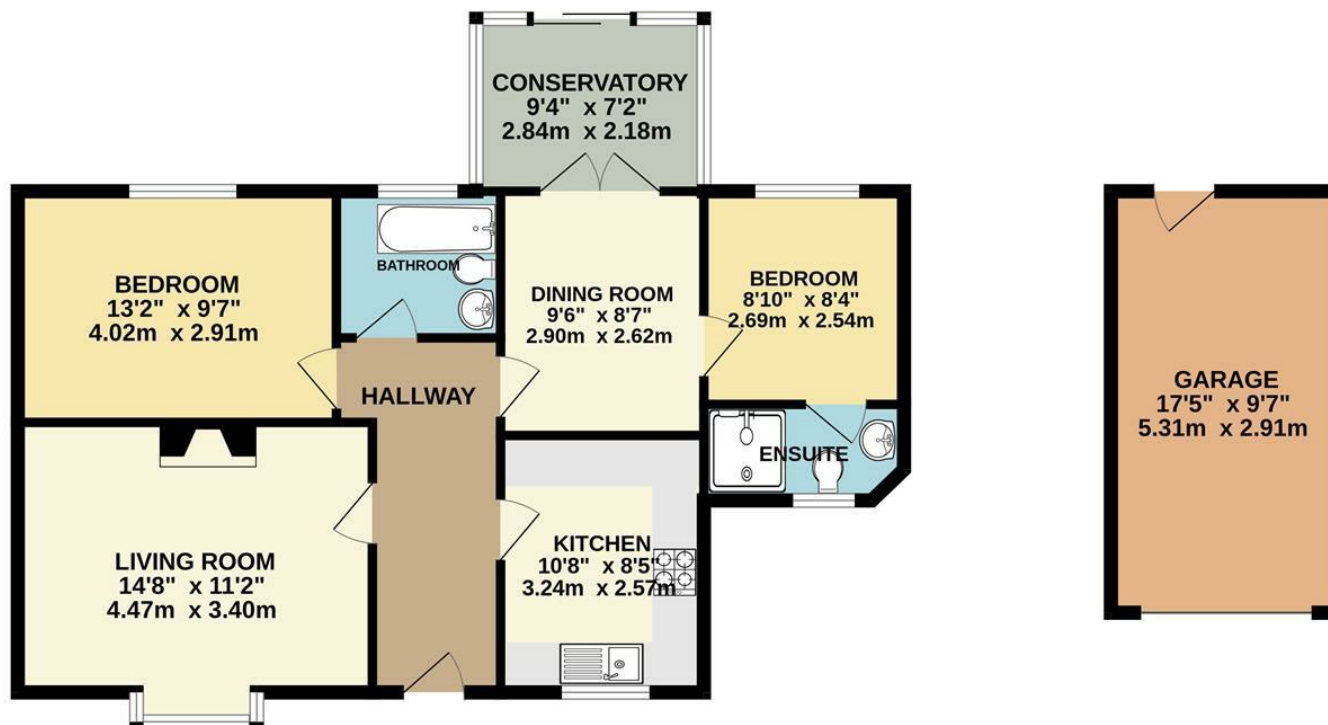


**Postcode** SK22 2HQ  
**EPC Rating**  
**Local Authority** High Peak  
**Council Tax** D

| 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>                            |                                                                                                             |           |
| (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  
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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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