



Jordan fishwick

Lea Street New Mills High Peak



Lea Street New Mills High Peak SK22 3DS

£250,000



The Property

Idyllic cottage in a popular, desirable, residential location. Charming and well presented within a stones throw of High Lea Park. Garden fronted and briefly comprising living room with log burning stove and stable front door, well equipped dining kitchen with stable door leading into a delightful cottage style rear garden, to the first floor there are two bright double bedrooms and bathroom with white suite.




- Lovely Cosy Cottage Situated on a No Through Road
- Living Room with Stable Door and Log Burning Stove
- Dining Kitchen to Rear Overlooking the Garden
- South Facing Rear Garden with Patio, Seating Area and Two Stone Outbuildings
- Two Bright Double Bedrooms
- Family Bathroom with White Suite
- Garden Fronted and Close Proximity to High Lea Park
- Convenient Location for New Mills Centre and Train Station

Postcode SK22 3DS

EPC Rating

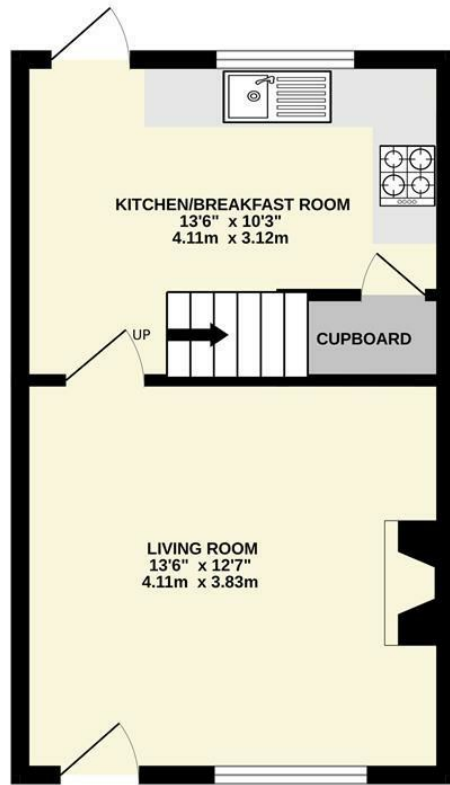
Local Authority High Peak

Council Tax B

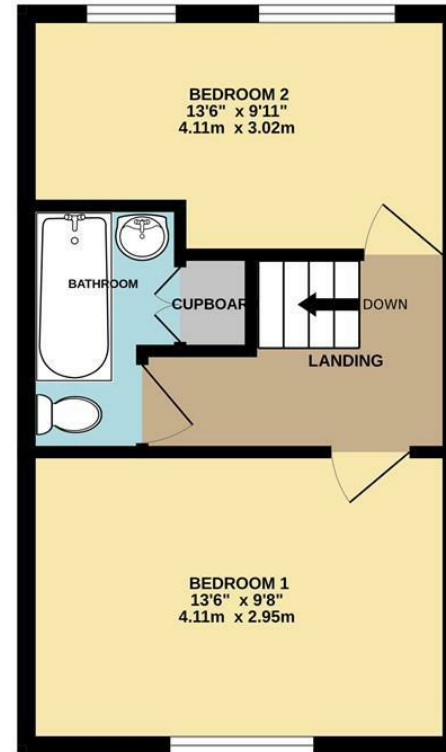
| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs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



GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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