



jordan fishwick

High Hill Road New Mills High Peak



High Hill Road New Mills High Peak SK22 4HN

£193,950



The Property

Occupying a good size plot and a convenient location for New Mills shops and amenities. A three bedroom mid terrace property with a delightful enclosed rear garden, useful outbuildings, and the added benefit of backing onto the Sett Valley Trail. The property also benefits from recently fitted uPVC windows and a recently installed boiler. Briefly comprising to the ground floor; entrance hall, large bright living room and kitchen, whilst to the first floor there are three bedrooms, two of which are double, and a bathroom with white suite. Garden fronted and set back from the road via residents' parking. No onward chain.



- Garden Fronted Mid Terrace Property
- Three Bedrooms - Two Double
- Lovely Enclosed Rear Garden with Patio, Lawn and Established Bedding
- Large Bright Living Room
- Convenient Location for New Mills Amenities
- Resident Parking
- Wtite Bathroom Suite
- No Onward Chain

Postcode

SK22 4HN

EPC Rating

Local Authority

High Peak

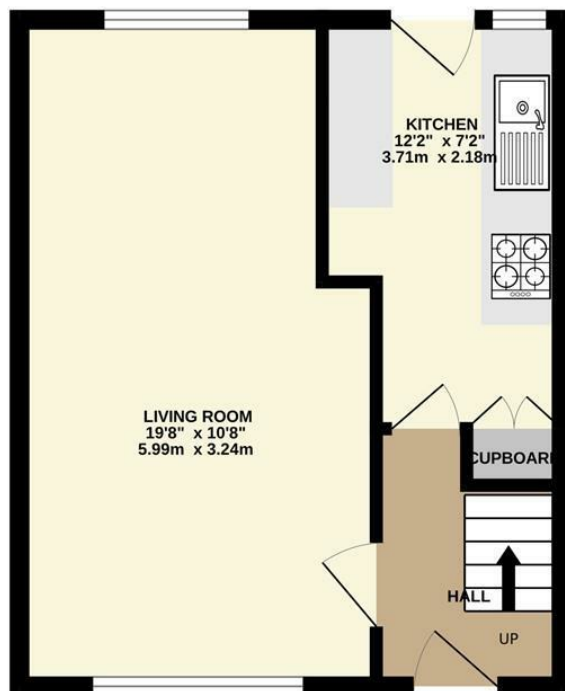
Council Tax

A

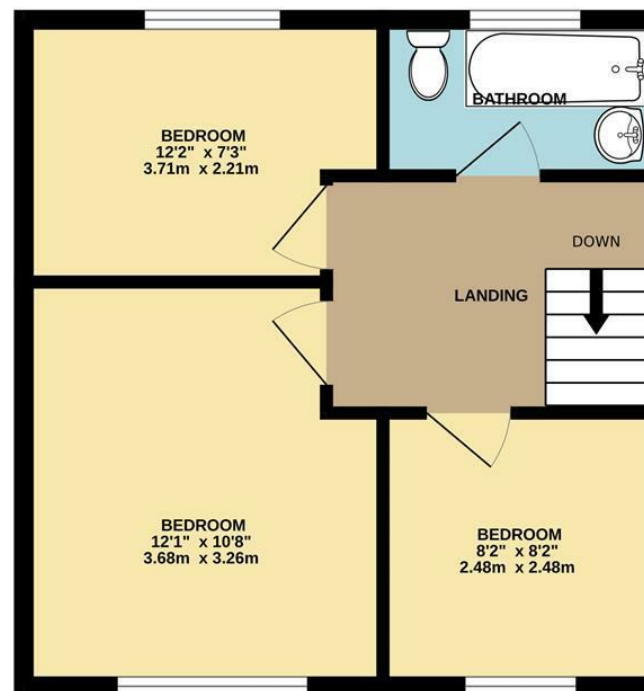
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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