



jordan fishwick

Old Smithy Road New Mills High Peak



Old Smithy Road New Mills High Peak SK22 3EH

Reduced To £525,000



The Property

Exceptional, versatile and spacious accommodation with an outstanding South facing rear garden with open aspect and views over the valley. Four/five double bedroom semi-detached home arranged over four floors (with two floors of living space and two upper floors for bedrooms giving the house a balanced feel). Conveniently located for New Mills town centre, primary and secondary schools, both railway stations and easy access to the Torrs Riverside Park. Millennium Walkway and surrounding countryside. Immaculately presented throughout with no onward chain and high C energy efficiency rating. A bright and spacious family home. Viewing essential. Comprising;

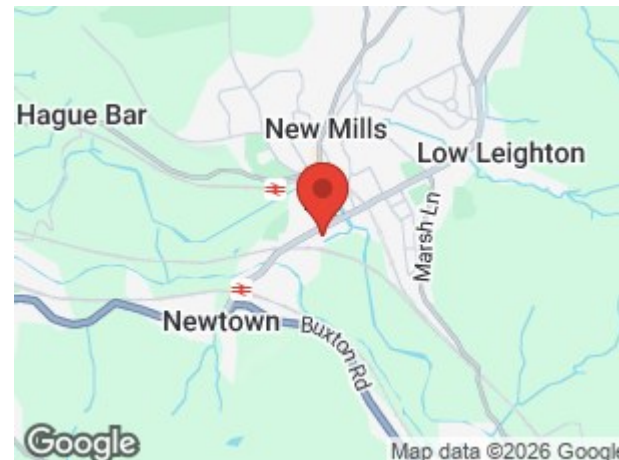
- * Exterior; Enclosed sunny south facing private garden with sandstone patio. Block paved driveway parking for three cars (including car port) and fantastic garden store (equivalent size to a single garage) with power, heating and lighting. Built in a traditional local style in solid sandstone with a slate roof whilst having the benefit of being a modern house with a high C EPC rating making it cost effective to run.

- * Ground Floor; Hall, large living room with opening Juliet balcony overlooking the garden, sitting room (which could be used as a study or fifth bedroom), WC, engineered oak flooring throughout.

- * Lower Ground Floor; 22ft long living dining kitchen with French doors opening into the rear garden and strand-woven bamboo floor, WC with sliding wardrobe storage and large utility room.

- * First Floor; Spacious master bedroom with en suite and opening Juliet balcony overlooking the garden, double bedroom and family bathroom.

- * Second floor; Two further double bedrooms and a shower room. Views over the valley.



- Spacious Four/Five Double Bedroom Semi-Detached with NO CHAIN
- 195 SQM/2,100 SFT of Beautifully Presented Accommodation Arranged Over Four Floors
- Stunning Views Over the Valley and Open Rear Aspect, Enclosed South Facing Rear Garden
- Sandstone Walls with Slate Roof Built in a Traditional Style with the Benefits of Modern House with High C EPC Rating
- Block Paved Driveway with Parking for Three Cars and Car Port
- Spacious Master Bedroom with En Suite and Juliette Balcony Overlooking the Garden
- Bright and Spacious 22FT Open Plan Dining Kitchen with Separate Utility Room
- Living Room with Juliette Balcony Overlooking the Garden
- Convenient For New Mills Amenities, Both Railway Stations and Schools



Postcode SK22 3EH

EPC Rating C

Local Authority High Peak

Council Tax D

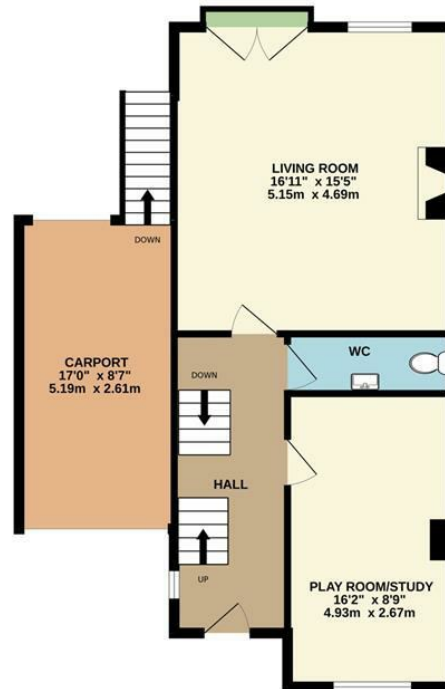
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



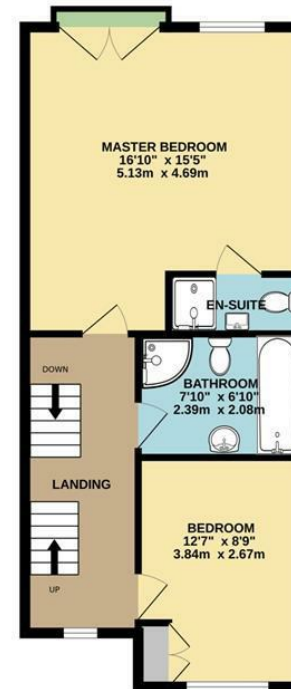
BASEMENT



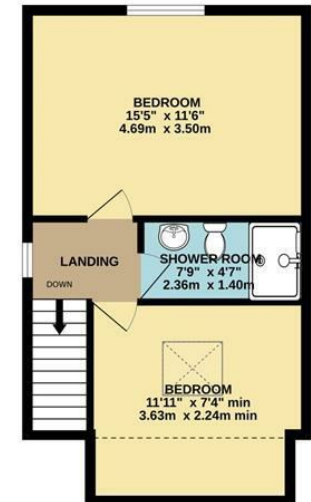
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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