



jordan fishwick

Leygate View New Mills High Peak



Leygate View New Mills High Peak SK22 3EF

£489,950



The Property

A lovely, well-maintained detached family home offering bright, spacious accommodation and stunning views over New Mills and the surrounding countryside. With four well-proportioned bedrooms, including a master with en-suite, and two reception rooms, this property is ideal for a growing family.

The accommodation briefly comprises: an entrance hall, ground floor WC, study, open-plan kitchen and dining room, and utility room. To the first floor there are four bedrooms, including the principal bedroom with en-suite, and a family bathroom. The lower ground floor features a large, bright living room with a fireplace and patio doors leading out to the rear garden. Externally, the property benefits from driveway parking, an integral garage, and a lovely rear garden with open views.



- Lovely Detached Family Home
- Accommodation over Three Floors
- Stunning Open Views To Rear
- Four Generous Bedrooms Master with En Suite
- Large Lower Ground Floor Living Room with Patio Doors Leading into the Rear Garden
- Bright Dining Kitchen with Utility Room
- Driveway Parking and Integral Garage
- Highly Regarded Residential Location

Postcode SK22 3EF

EPC Rating

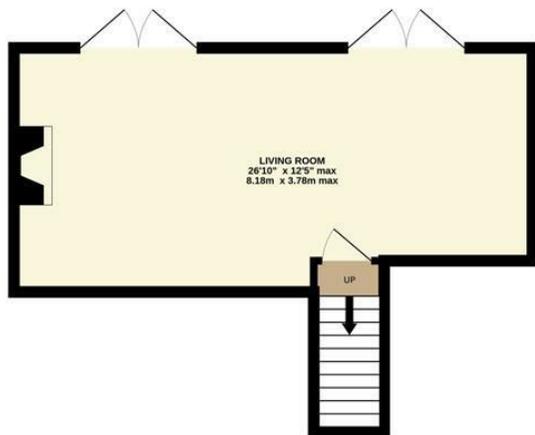
Local Authority High Peak

Council Tax E

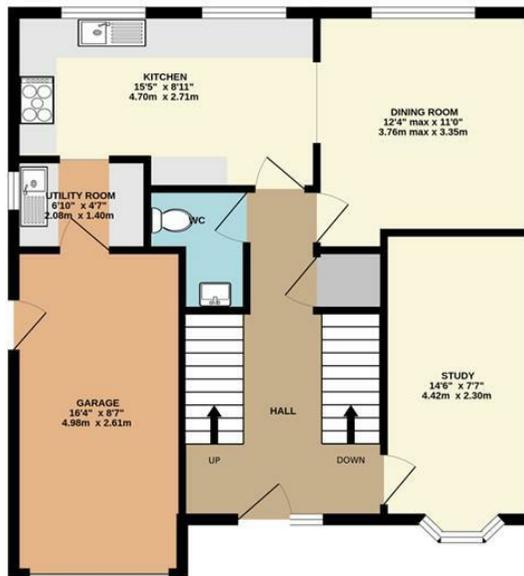
| Energy Efficiency Rating | | Current | Potential |
|---|---|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher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



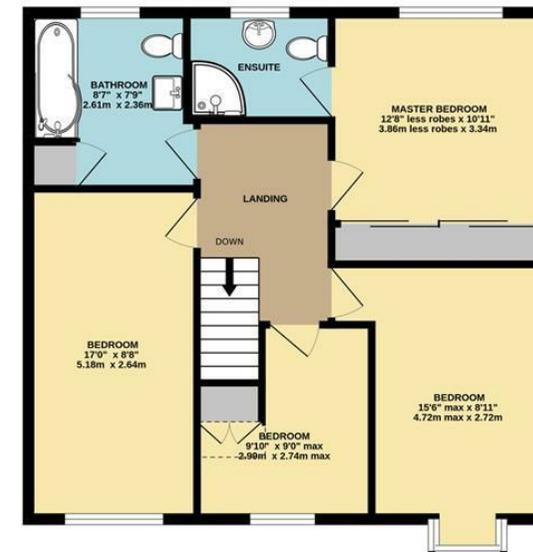
BASEMENT



GROUND FLOOR



1ST 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

14 Market St, Disley, Cheshire, Stockport SK12 2AA

01663 767878

disley@jordanfishwick.co.uk

www.jordanfishwick.co.uk