



jordan fishwick

New Mills Road Birch Vale High Peak



New Mills Road Birch Vale High Peak SK22 1BT

£399,950



The Property

A well presented traditional bay fronted three bedroom detached property with stunning open views to both front and rear. Delightful, enclosed rear garden adjoining open countryside with patio, decking and seating areas. Briefly comprising; entrance hall, living room with wood burning stove, dining room open to a modern kitchen, conservatory to the rear with access into the garden and stunning views. To the first floor there are three bedrooms, two double and a modern family bathroom. The property has driveway parking for three vehicles to the front with gated side access into the rear garden. Full of original features and beautifully presented throughout.



- Well Presented Traditional Three Bedroom Detached Property
- Stunning Front and Rear Open Views Over Adjoining Countryside
- Open Plan Ground Floor Plus Conservatory
- Off Road Parking for Three Vehicles
- Modern Kitchen and Bathroom
- Lovely Rear Garden with Open Aspect, Storage,, Decking and Seating Areas
- Living Room with Bay Window and Log Burning Stove



Postcode SK22 1BT

EPC Rating D

Local Authority High Peak

Council Tax D

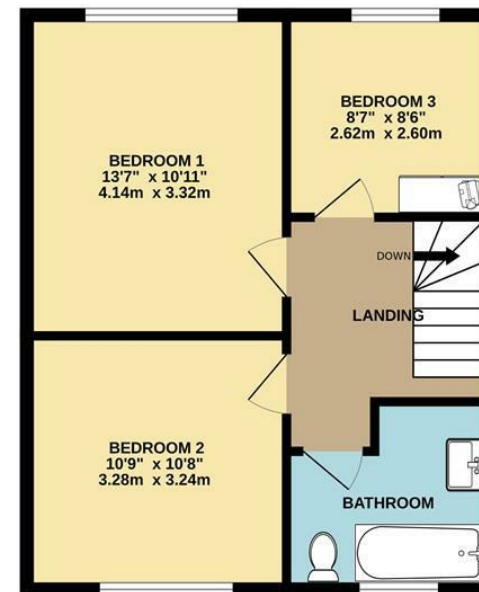
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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