



*Jordan fishwick*

Church Street Hayfield High Peak



## Church Street Hayfield High Peak SK22 2JE

£185,000



### The Property

Located in the heart of Hayfield Village adjoining the River Sett and overlooking St Matthews Church. An end terrace property with scope for some updating and improving. Fantastic potential as a holiday let or first home. With accommodation over three floors and briefly comprising; Reception area, living room, kitchen, shower room and loft room. Full of character, beamed ceilings and lovely views of the village. No Onward Chain.




- Stone End Terrace Cottage in the Heart of Hayfield Village
- With Scope for Improvement and Fantastic Potential
- Accommodation over Three Floors
- Full of Character with Beamed Ceilings and Sash Windows
- Overlooking St Matthews Church and The River Sett
- Fitted Kitchen and Shower Room
- Reception Room and Living Room Plus Loft Room

**Postcode** SK22 2JE

**EPC Rating** E

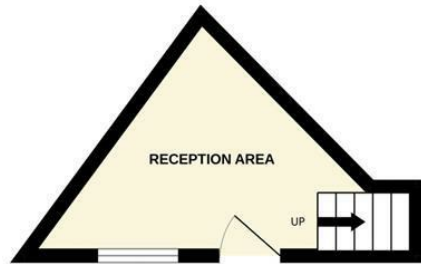
**Local Authority** High Peak

**Council Tax**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



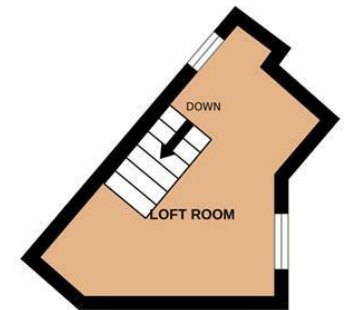
GROUND FLOOR  
85 sq.ft. (7.9 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



2ND FLOOR  
80 sq.ft. (7.5 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (39.0 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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