



*Jordan fishwick*

12 Eaves Knoll Road, New Mills, SK22 3DN

Guide Price £215,000



## Eaves Knoll Road High Peak SK22 3DN

£215,000

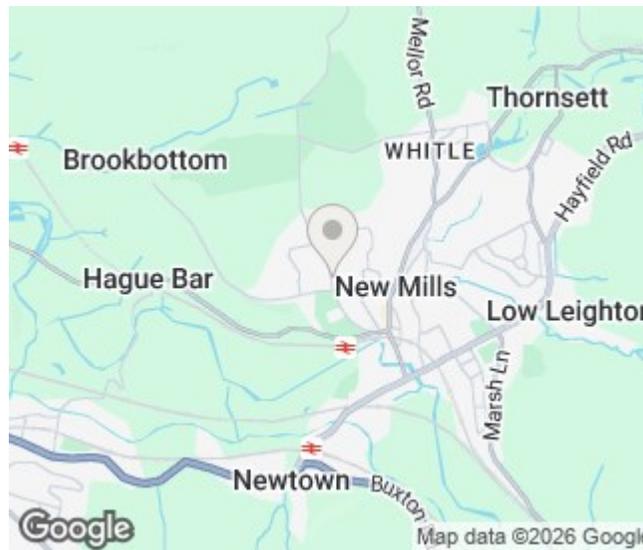


### The Property

NO CHAIN. This property is located on the ever-popular Eaves Knoll Road in New Mills and provides the potential purchaser with an exciting renovation opportunity. Within walking distance to local schools, shops, and excellent transport links (including New Mills Central train station) the property is perfect for both commuters and families. To the ground floor, the property comprises a spacious front living room which features a large window flooding the space with natural light. The kitchen offers ample space and potential to create a kitchen/dining area. Upstairs the property offers three well sized bedrooms and a three piece family bathroom. Externally, the home benefits from a rear garden with an outbuilding which could become the dedicated area for the increasingly in demand home office and on-street parking to the front. This property would make a fantastic project for first-time buyers, investors, or anyone seeking to put their own stamp on a home.



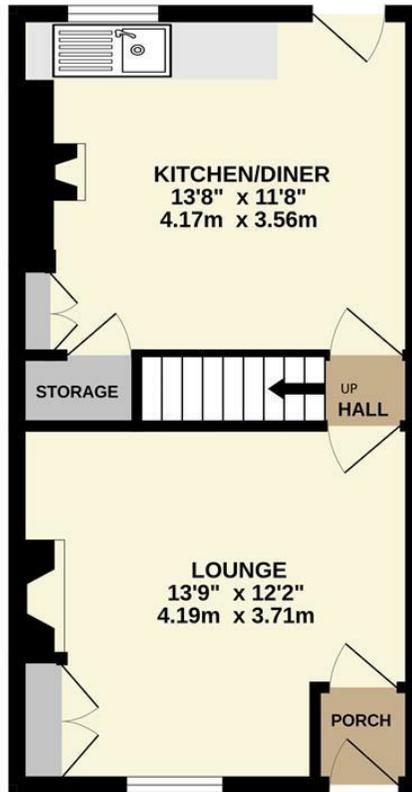
- NO CHAIN
- Central New Mills Location
- Three Well Sized Bedrooms
- Prime Renovation Project
- Walking Distance To New Mills Central Station
- Spacious Kitchen Dining Area
- Mid-Terrace Property
- Exterior Garden Room



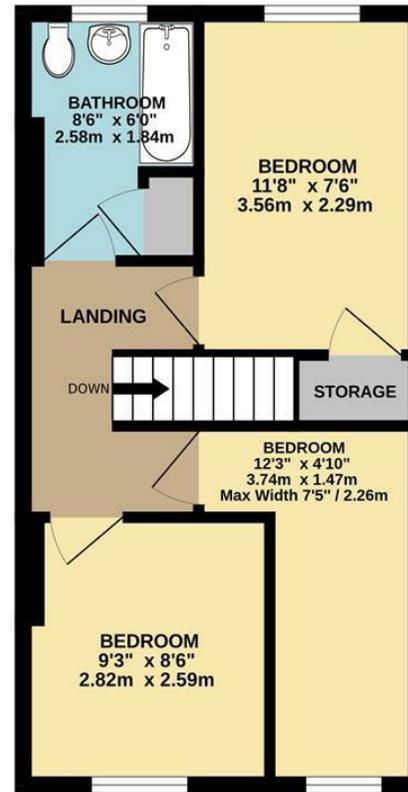
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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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