



*jordan fishwick*

Hayfield Road New Mills High Peak

# Hayfield Road New Mills High Peak SK22 4JB

£350,000



## The Property

Traditional stone semi detached property in a popular location. Bursting with charm and character with stained glass, high ceilings, picture rails and original internal doors. Well proportioned accommodation briefly comprising; entrance hall, living room, sitting room with wood burning stove, dining kitchen with large understairs cupboard on the ground floor, to the first floor there is a landing, three bedrooms and family bathroom. The rear garden can be accessed from both the side of the property or the kitchen and is enclosed with a lawn and established planting. There is a large stone workshop with WC and utility area. No onward chain.



- Traditional Three Bedroom Stone Semi Detached Property Full of Character
- Dining Room with Inglenook Fireplace and Wood Burning Stove
- Lovely Enclosed Rear Garden with Large Stone Workshop
- Large Bathroom with White Suite and Free Standing Shower
- Set Back From the Road by a Walled Frontage
- No Onward Chain
- Two Reception Rooms
- Full of Original Features




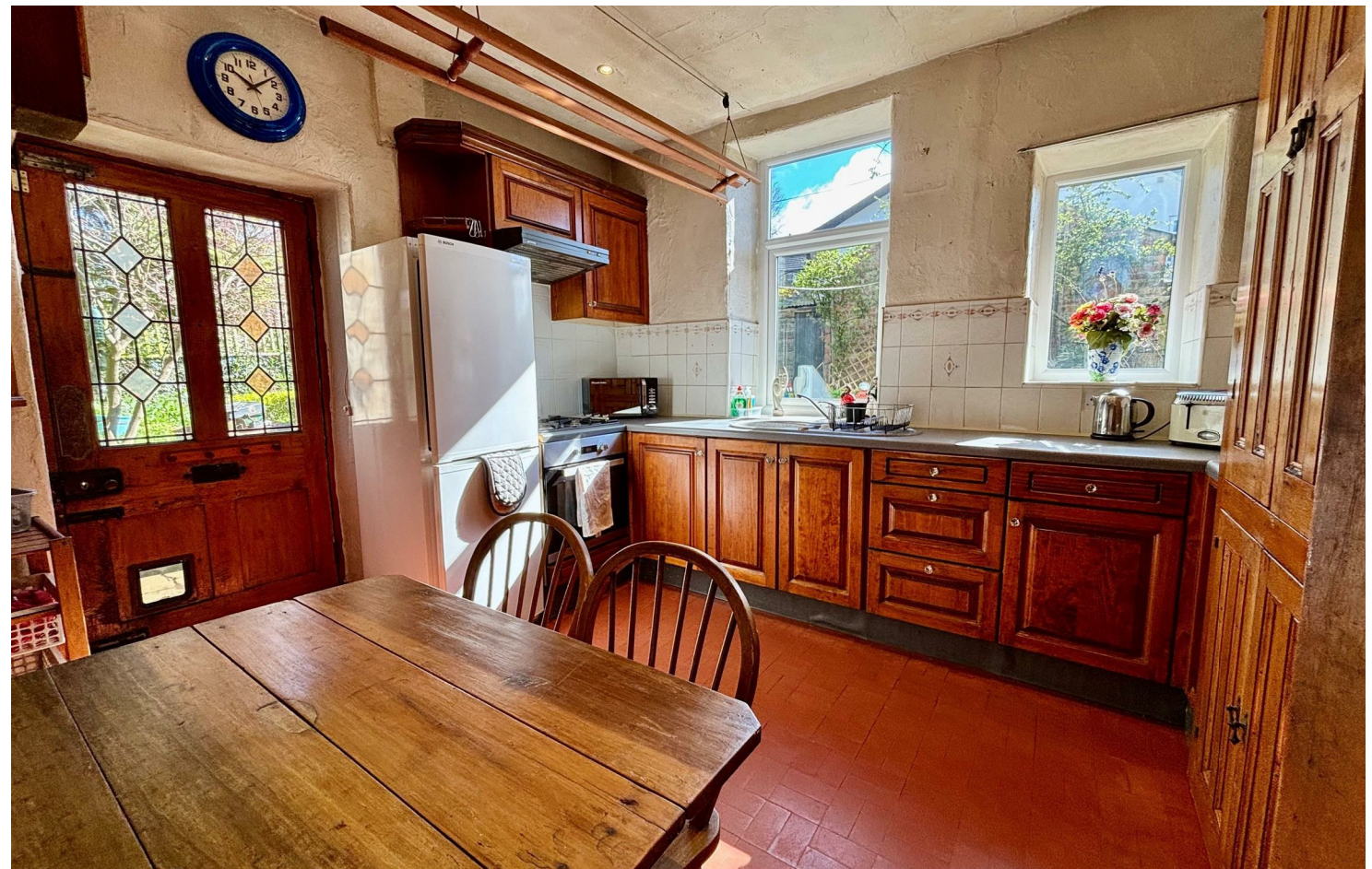
**Postcode** SK22 4JB

**EPC Rating** E

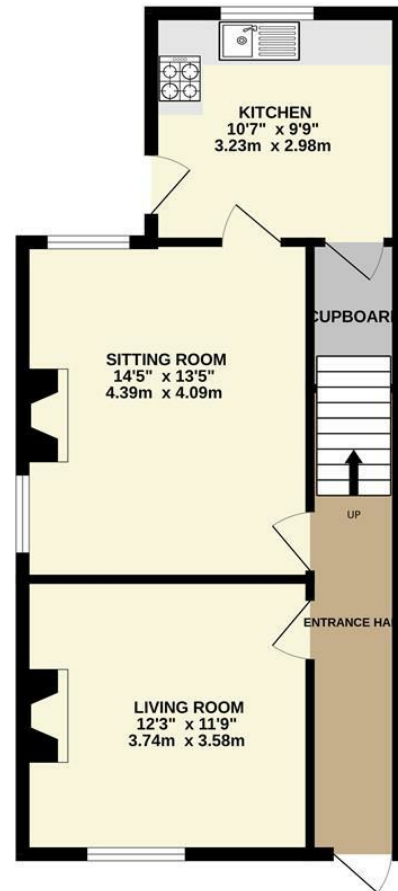
**Local Authority** High Peak

**Council Tax** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</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  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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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