



*jordan fishwick*

Wood Street New Mills High Peak

**Wood Street New Mills High Peak  
SK22 3HN**

**Guide Price £195,000**



**The Property**

Situated in an ideal location for both New Mills railway stations and the town centre itself, is this two bedroom mid terraced property on Wood Street offered with NO ONWARD CHAIN. The property comprises: an entrance hallway which leads into the expansive living/dining area with two fireplaces, the kitchen space offers ample countertop area, provides access to the understairs storage and rear door to the enclosed garden space. To the first floor there are two well sized double bedrooms and the large three piece bathroom. The property would be well suited to working professionals looking for excellent commuter links due to its location as well as those looking for a property in a condition prime for updating. Viewing essential to appreciate the potential.




- NO CHAIN
- Two Double Bedrooms
- Open Plan Living/Dining Area
- Large Three Piece Bathroom
- Double Glazing Throughout
- Excellent Commuter Links
- Mid Terrace
- Prime For Updating

**Postcode** SK22 3HN

**EPC Rating** F

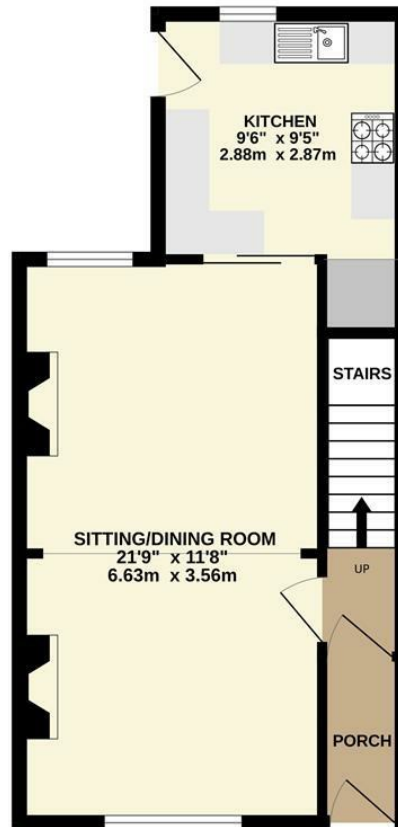
**Local Authority** High Peak

**Council Tax** B

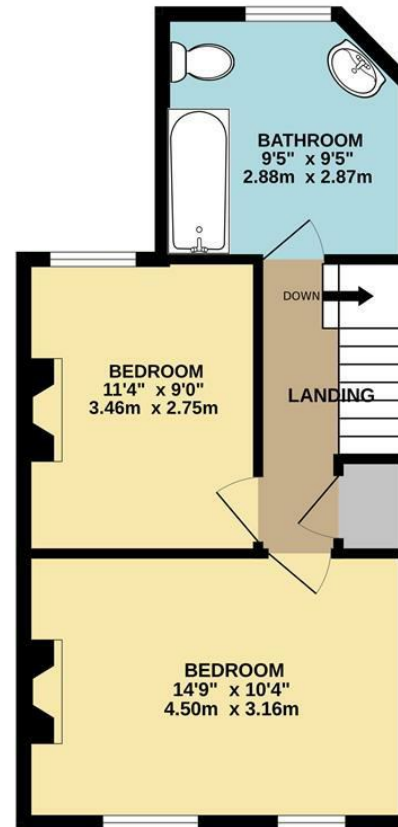
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>27</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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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