



jordan fishwick

Low Leighton Road New Mills High Peak



Low Leighton Road New Mills High Peak SK22 4JF

£260,000



The Property

Immaculately presented and beautifully decorated throughout, a stone end terrace in a popular location. Enjoying an open aspect to the rear with lovely gardens overlooking adjoining farmland. In brief the property comprises; entrance porch with quarry tiled floor, living room with wood burning stove, bright dining kitchen leading in to the rear garden whilst upstairs there are two double bedrooms and a modern bathroom. Externally the property has a walled frontage and lovely rear gardens with patio area, established planting, stone storage shed, decking and a pond. With vehicular access to the side there is potential for off road parking. Situated close to New Mills shops, train stations and amenities.



- Beautifully Presented End Terrace Property
- Adjoining Open Farmland to the Rear with Stunning Views
- Two Double Bedrooms
- Bright Modern Dining Kitchen
- Delightful Rear Garden with Patio and Large Decked Area
- Modern Bathroom
- Potential for Off Road Parking to Rear
- Convenient Location for New Mills Shops, Train Stations and Amenities



Postcode SK22 4JF

EPC Rating D

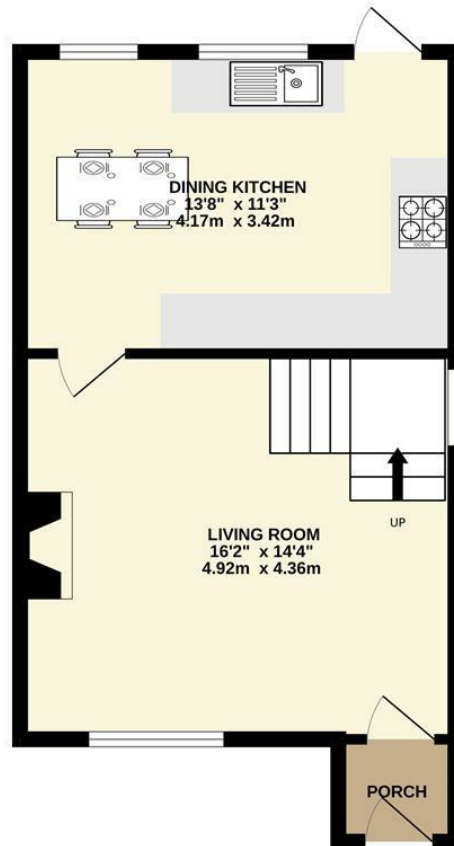
Local Authority High Peak

Council Tax B

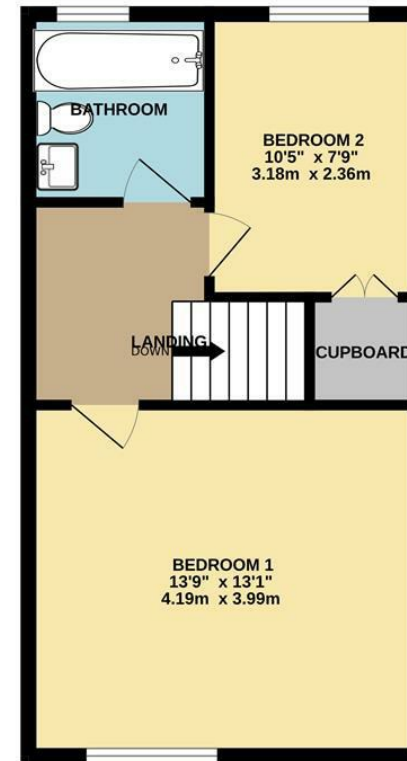
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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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