



jordan fishwick

Corn Mill Court, Albion Road New Mills High

Corn Mill Court, Albion Road New Mills High Peak SK22 3AB

£425,000



The Property

AVAILABLE NOW

This newly built four-bedroom home occupies an enviable position overlooking the Peak Forest Canal and offers spacious accommodation arranged over four floors. Its location provides convenient access to all local amenities in New Mills, including two train stations (Newtown and New Mills Central) both offering direct routes to Manchester Piccadilly.

In brief, the property comprises:

Lower Ground Floor: An expansive kitchen-diner with bi-fold doors opening onto a rear balcony overlooking the canal, plus a utility room.

Ground Floor: A generously sized living room, a shower room and a bedroom/study.

First Floor: Three bedrooms and a four-piece bathroom.

Basement: Accessed externally, this room is heated and measures approximately 26ft x 16ft creating a highly versatile space.

Viewing is highly recommended to appreciate all that this family home has to offer - all properties come with a 10-year LABC warranty.



- Stunning New Build Townhouse
- Four Bedroom Property
- Overlooking The Peak Forest Canal
- *** 10 YEAR WARRANTY ***
- Convenient New Mills Location
- Living Dining Kitchen Room with Bi Fold
- Balcony and Large Communal Garden
- *** AVAILABLE NOW ***

Postcode SK22 3AB

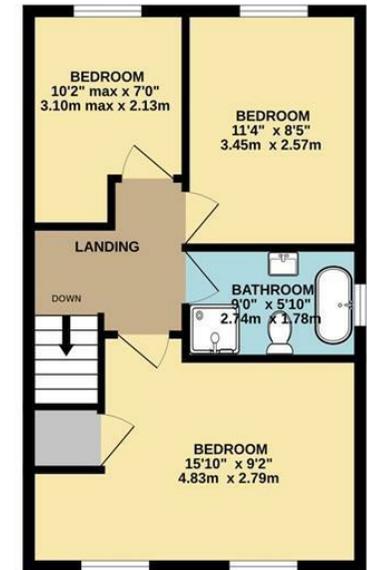
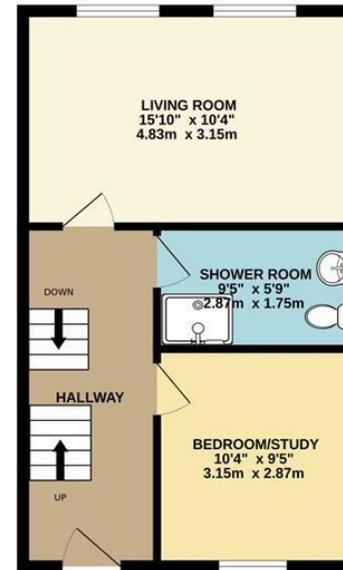
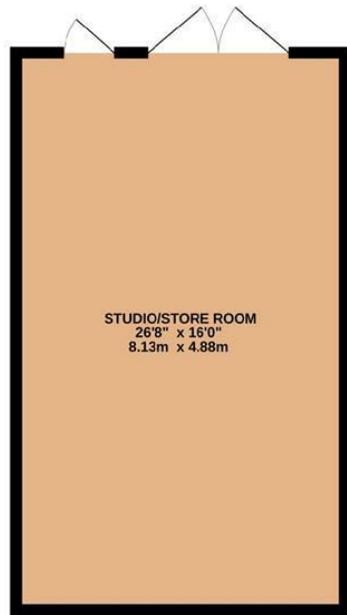
EPC Rating B

Local Authority High Peak Borough Council

Council Tax New Build

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	





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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