



jordan fishwick

Winhill Road New Mills High Peak



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Auction Guide £210,000



The Property

A split level three bedroom detached property on a popular cul de sac location with lovely open views across New Mills. On a corner plot and briefly comprising; Entrance vestibule, dining room, kitchen, split level living room, to the first floor there are three good sized bedrooms and family bathroom. Externally the property has a detached garage and driveway parking and garden to three sides.

** This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £220,000 + Reservation Fee**



- Detached Family Home on a Corner Plot
- Three Good Sized Bedrooms
- Detached Garage and Driveway Parking
- Lovley Open Views Across New Mills
- Popular Cul de Sac Location
- Two Reception Rooms
- Garden to Three Sides

Postcode

SK22 4DY

EPC Rating

B

Local Authority

High Peak

Council Tax

D

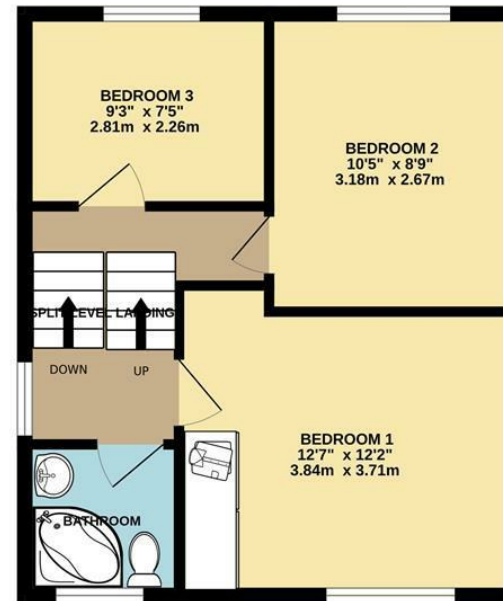
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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