



*jordan fishwick*

The Crescent New Mills High Peak

# The Crescent New Mills High Peak SK22 3DB

Reduced £360,000



## The Property

Occupying an elevated position in a well regarded residential area with stunning panoramic open views to the front, a beautifully presented three bedroom detached family home. Benefitting from solar panels and extended from the original design this property briefly comprises; entrance hall, wc, living room, study, dining kitchen and to the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally there is a block paved drive for two cars and detached garage, whilst to the rear there is pleasant enclosed garden with patio area, a lawn and established flower beds with shrubs and fruit bushes. Viewing highly recommended.




- Immaculately Presented and Well Maintained
- Three Double Bedrooms and Two Reception Rooms
- Stunning Views Over New Mills and Beyond
- Lovely Enclosed Tiered Rear Garden
- Detached Garage and Driveway Parking
- Modern White Bathroom Suite
- Large Dining Kitchen with Pantry Cupboard
- Ground Floor WC

**Postcode** SK22 3DB

**EPC Rating** B

**Local Authority** High Peak Borough Council

**Council Tax** D

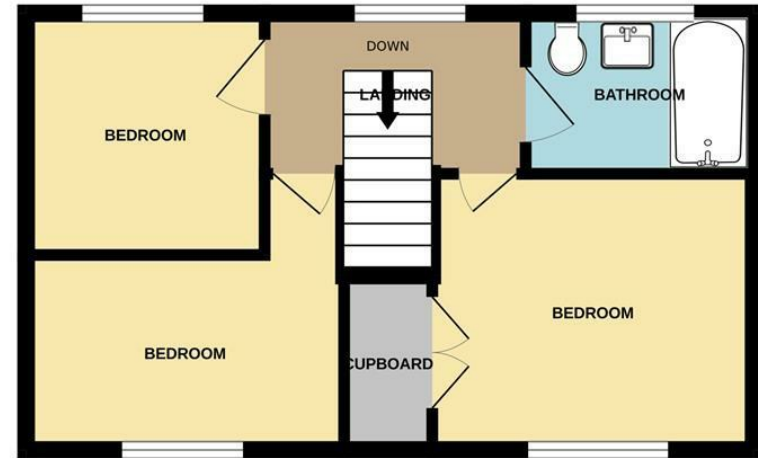
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		88	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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