



*Jordan fishwick*

1 Low Leighton Road, New Mills, SK22

Guide Price £430,000



## Low Leighton Road High Peak SK22 4PG

£430,000



### The Property

Occupying a commanding position on a corner plot with delightful rear views! A stunning bay-fronted stone built semi-detached home in New Mills with three double bedrooms and three large reception rooms. This beautifully presented family home is a real box ticker, with low maintenance private paved garden, double width driveway and detached garage with utility room. Pvc double glazing, gas central heating and comprising: entrance hall, living room, sitting room, dining room, fitted kitchen, three first floor bedrooms (smallest 11'11 x 11'9), family bathroom and separate shower room. Viewing highly recommended.

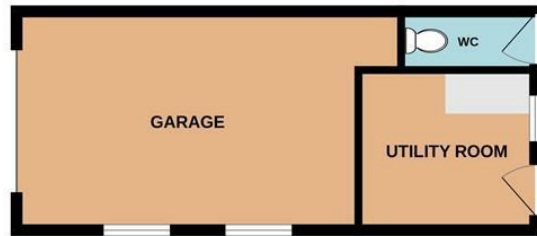
- Commanding Corner Position
- Convenient Location
- Fine Rear Views
- Extended Semi-Detached
- Three Double Bedrooms
- Energy Rating: D Council Tax: C
- Three Reception Rooms
- Bathroom AND Shower Room
- Immaculately Presented
- Detached Garage Plus Utility Room



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</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<br>2002/91/EC |           |



GROUND FLOOR



1ST FLOOR



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