



jordan fishwick

Lea Road Hayfield High Peak



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Auction Guide £200,000



The Property

** This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £200,000 + Reservation Fee**

Towards the head of cul-de-sac with views to The Lantern Pike in Hayfield, a two double bedroom semi-detached family home. Standing in fantastic, generous sized gardens extending to approx 100ft with off road parking to the front and well presented accommodation internally comprising: entrance hall, 19ft living/dining room, kitchen, conservatory, utility/store, two first floor bedrooms (smallest 10'2 x 10'2) and family bathroom. Pvc double glazing, recently installed gas central heating, cavity wall and loft insulation. Viewing highly recommended.




- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Off Road Parking and 100ft Garden
- 19FT Living Room Plus Conservatory
- Hayfield Village Location
- Energy Rating: C Council Tax Band: B
- Cul-de-sac Position with Pleasant Views
- Recently Installed Cavity Wall and Loft Insulation

Postcode SK22 2HE

EPC Rating C

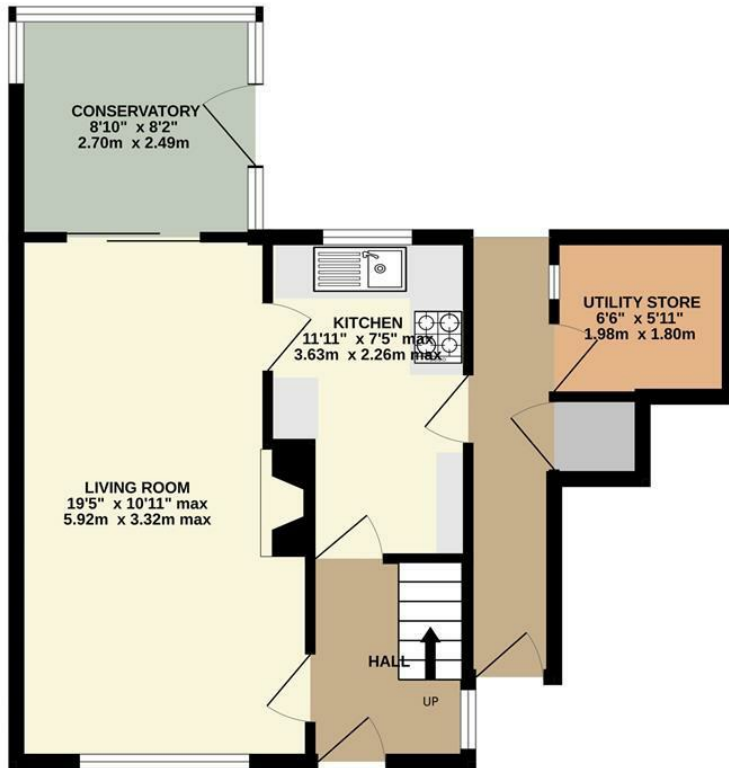
Local Authority High Peak

Council Tax B

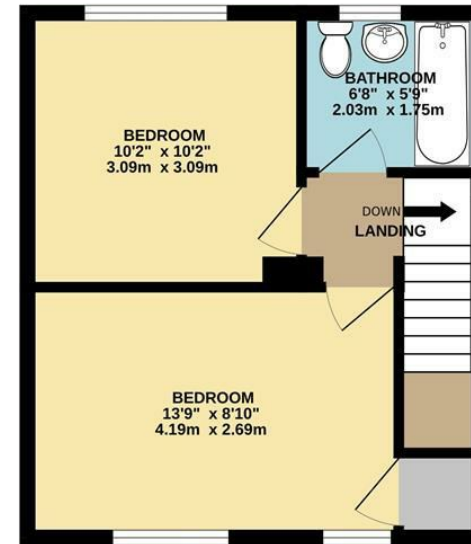
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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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