



*jordan fishwick*

Godward Road New Mills High Peak

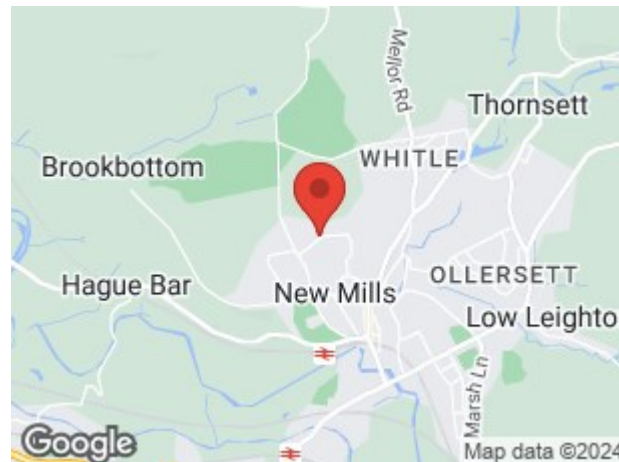
# Godward Road New Mills High Peak SK22 3BU

£510,000



## The Property

Commanding open forward views in an enviable and sought after location in New Mills, a fabulous, versatile, split-level detached family home. Superbly presented, contemporary, spacious extended accommodation which has been upgraded and improved by the current owners. Private gardens, double driveway parking and a garage. Comprising: entrance hall, open plan living room with wood burning stove, 21FT refitted dining kitchen with VELUX roof lights, snug, side porch, four bedrooms, a study, modern bathroom and separate shower room. Viewing essential.




- Fantastic Detached Home
- Extended Versatile Accommodation
- Four Bedrooms Plus Study
- Amazing Forward Views
- 21 FT Open Plan Re-Fitted Dining Kitchen
- Energy Rating: E Council Tax Band: D
- Contemporary Bathroom and Shower Room
- Gardens, Driveway and Garage
- Perfect Family Home
- Sought After Location

**Postcode** SK22 3BU

**EPC Rating** E

**Local Authority** High Peak

**Council Tax** D

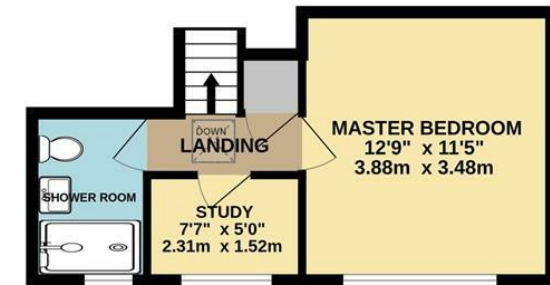
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



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.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

2 Union Road, New Mills, High Peak, Derbyshire, SK22 3ES

[newmillsforward@jordanfishwick.co.uk](mailto:newmillsforward@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)