



*jordan fishwick*

New Mills Road Hayfield High Peak





**New Mills Road Hayfield High Peak  
SK22 2EU**

**Reduced To £230,000**



### The Property

In the popular village of Hayfield and on the doorstep to Kinder Scout, a well presented stone mid terrace property. With two bedrooms and dining kitchen together with off road parking, a well stocked, generous private rear garden with stone utility room and storage area, and add garden shed , lawn and garden pond, pvc double glazing and gas central heating. Comprising: living room, fitted dining kitchen, two first floor bedrooms and a bathroom with white suite. Close to local amenities and the Sett Valley Trail with stunning open views to the rear. Viewing highly recommended.






- Popular Hayfield Location
- Off Road Parking to Rear
- Stunning Rear Garden
- Well Presented Accommodation
- Two Bedrooms
- Dining Kitchen with Stable Door into Rear Garden
- stone utility room storage area, and garden shed
- Close to The Sett Valley Trail

**Postcode** SK22 2EU

**EPC Rating** D

**Local Authority** High Peak

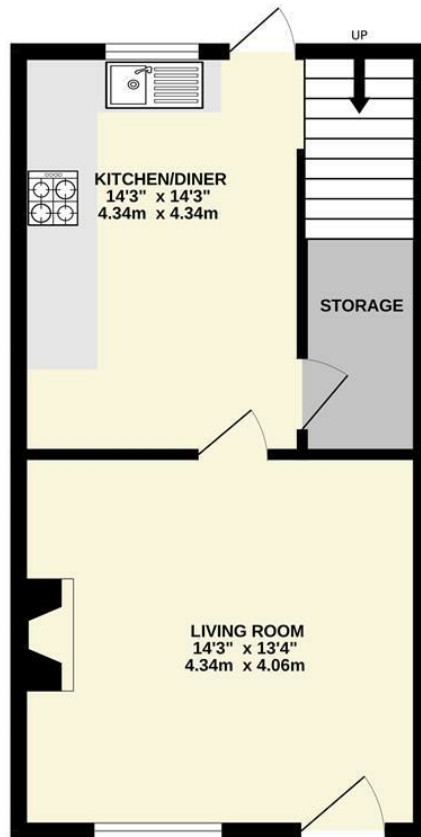
**Council Tax** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>66</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 	

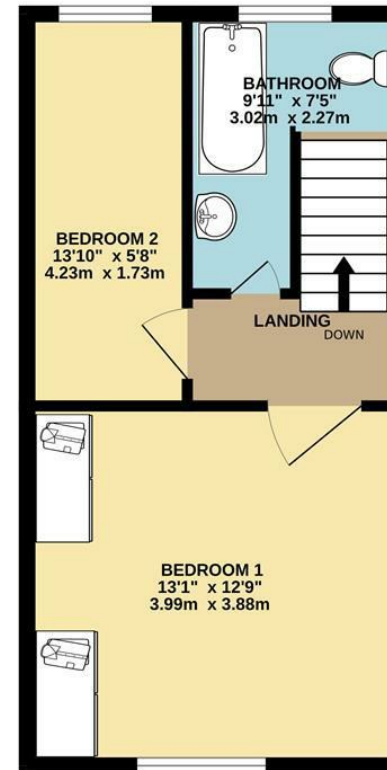




GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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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