



*Jordan fishwick*

New Mills Road Hayfield High Peak



## New Mills Road Hayfield High Peak SK22 2EX

Offers Around £225,000



### The Property

Conveniently located in Hayfield Village and boasting fantastic open front views towards Lantern Pike, an extended 1930's style, bay-fronted, semi-detached home. Offered for sale with No Chain, this spacious four bedroom family property offers tremendous value for money and has to be seen. Private rear garden, wall frontage and comprising: entrance hall, 18ft living room, conservatory, breakfast/dining room, fitted kitchen, four first floor bedrooms and a family bathroom. Pvc double glazing and gas central heating. Viewing highly recommended.




- Private Low Maintenance Gardens
- Four Bedrooms
- No Chain
- 18FT Living Room
- Additional Conservatory and Separate Breakfast Room
- Energy Rating D Council Tax Band C

**Postcode** SK22 2EX

**EPC Rating** D

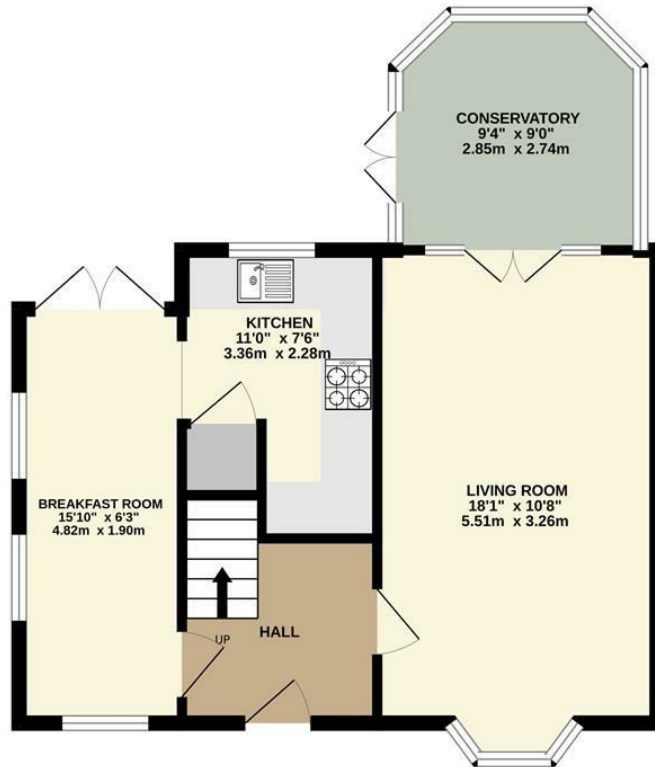
**Local Authority** High Peak

**Council Tax** C

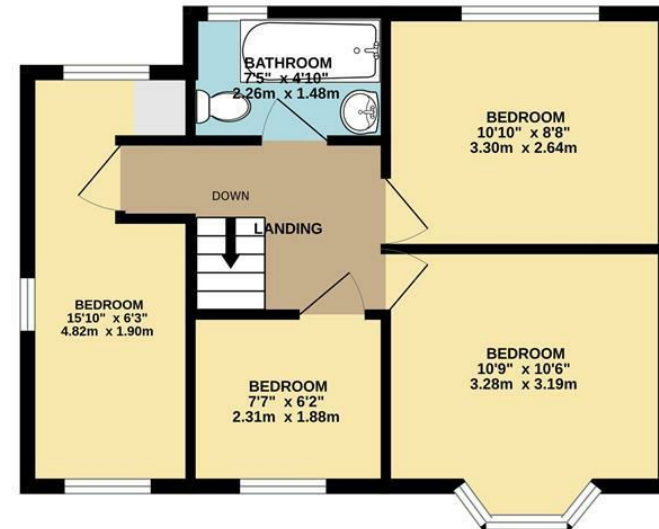
| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   | <b>85</b> |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  | <b>63</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



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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