



*Jordan Fishwick*

High Lea Road New Mills High Peak



## High Lea Road New Mills High Peak SK22 3DP

£495,000



### The Property

Simply Stunning! Beautifully presented to a high standard throughout, this three bedroom extended property is a must see. Idyllic, convenient location close to High Lea Park and open countryside.

Briefly comprising; Entrance hall, living room with bay sash window to the front and wood burning stove, to the rear open-plan dining, kitchen, and living space offers a bright, contemporary layout perfect for modern living. The kitchen features, a central island with bar seating, and integrated appliances, flowing seamlessly into the dining area with lantern roof light, separate utility room, and a spacious living area with log burning stove. To the first floor there are three spacious bedrooms and stylish family bathroom.

Externally the property has a self contained office/snug, garage, driveway parking and lovely enclosed rear garden with lawn, patios and play area.




- Beautifully Presented and Extended Property
- Seamless Open Plan Design Blending Kitchen, Dining and Living Area with Lantern Roof Light
- Sash Windows with Plantation Shutters
- Separate Living Room with Bay Window and Wood Burning Stove
- Three Good Sized Bedrooms and Stylish Family Bathroom
- Enclosed Rear Garden with Patio Areas, Lawn and Play Area
- Driveway Parking and Garage
- Self Contained Home Office/Snug

**Postcode** SK22 3DP

**EPC Rating**

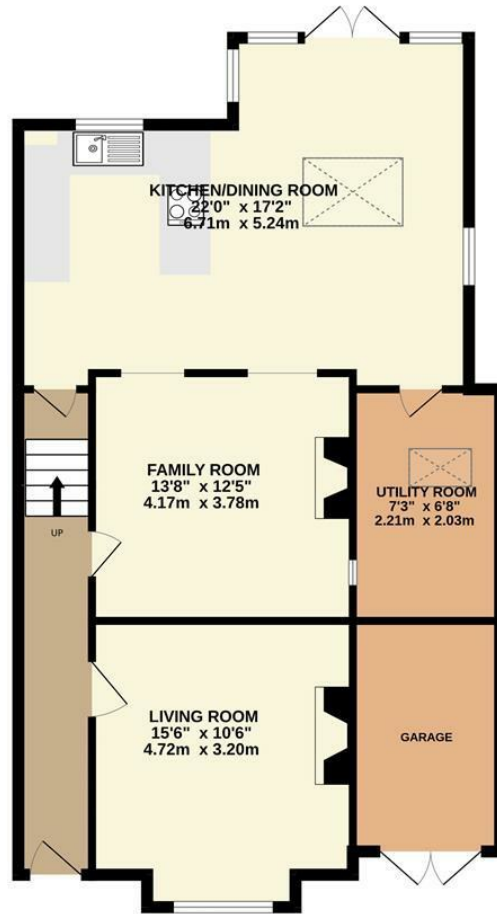
**Local Authority** High Peak Council

**Council Tax** C

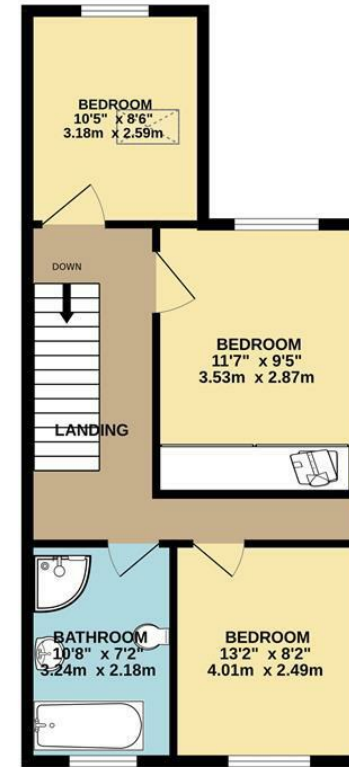
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (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  
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.1 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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