



81 LOW LEIGHTON ROAD HIGH PEAK, SK22 4LS

£140,000
FREEHOLD

FOR SALE BY AUCTION ON 18TH JUNE (UNLESS SOLD PRIOR UNDER AUCTION CONDITIONS)

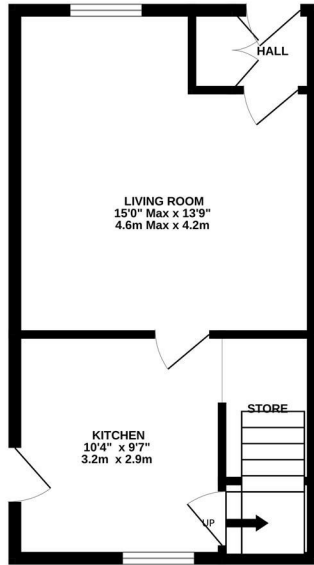
An attractive and spacious period stone built semi detached house situated well back from Low Leighton Road in a small enclave of similar properties.

The house requires modernisation, however, provides an ideal opportunity to create a lovely period home close to the amenities in New Mills. The accommodation is warmed by gas fired central heating and briefly comprises entrance vestibule, Sitting Room and Kitchen whilst to the first floor the landing leads to two spacious Bedrooms and Bathroom.

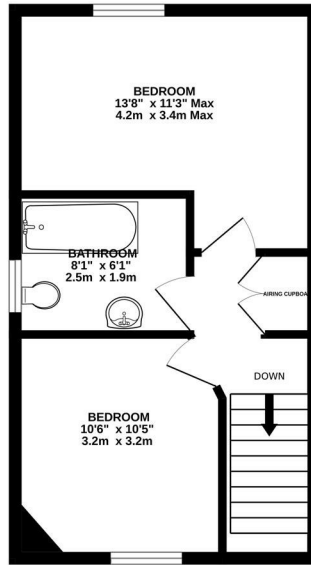


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GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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