



COUNTRY
HOLMES

45 Hyde Bank Road, New Mills

£250,000

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Coming to market with NO CHAIN is this well presented TWO BEDROOM stone terrace situated in a highly desirable location in close proximity to the The Torrs, Sett Valley Trail and a five minute walk into the centre of the village and New Mills Central train station. Enjoying an elevated position set back from the road and with gardens to both front and rear an early viewing is advised to avoid disappointment. In brief the accommodation comprises; lounge with feature fireplace, kitchen diner fitted with a range of base and eye level units, two generous bedrooms and a modern bathroom fitted with a three piece suite. Externally the rear garden is mainly laid to lawn with an outbuilding providing storage. uPVC double glazing and gas central heating.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	