



Arden Street, New Mills, High Peak, SK22



32 Arden Street, New Mills, High Peak, SK22 4NS

Asking Price **£375,000**

Four Bedroomed Detached	Requires Some Modernisation	Gardens to Front, Side & Rear	Family Bathroom & Downstairs W.C	Garage & Driveway
Two Reception Rooms	Four Double Bedrooms	uPVC Double Glazed & Gas Centrally Heated	Large Boarded Loft	Council Tax Band: D

Set on a well-regarded street in New Mills, this four bedroomed detached home offers the kind of space and flexibility that makes everyday life feel calmer, easier and more considered. From the moment you arrive, the driveway and garage take the stress out of parking, while the gardens to the front, side and rear create a lovely sense of privacy and room to breathe. Requiring some modernisation, this property offers the benefit of allowing you to make it your own.

Step inside on the ground floor and you'll find a layout that suits both busy mornings and relaxed evenings. Two separate reception rooms give you the freedom to style the home around your life, A downstairs W.C. is a real practical bonus, especially when you're entertaining or juggling family routines.

Upstairs, four bedrooms provide generous accommodation for growing families, guests, or the luxury of a dressing room and work-from-home space without compromise. The bathroom serves the first floor, and there's plenty of scope to add your own touches over time, creating a home that feels completely yours.

Outside there are gardens wrapping around to the front, side and rear, offering the sort of outdoor space that supports the lifestyle you want.

Arden Street is within easy reach of local supermarkets, schools, leisure facilities and healthcare services, making day-to-day errands and routines wonderfully straightforward. New Mills also offers convenient rail links for commuting and wider travel, keeping you well connected while still enjoying the charm and community feel of a High Peak town. For longer journeys, Manchester Airport is accessible by road and rail connections via the surrounding transport network.

Entrance Porch

3'2" (96cm) X 3'2" (96cm)

Double glazed aluminium entrance door, uPVC double glazed window to side aspect, timber door to lounge.

Living Room

17'8" (5m 38cm) x 13'7" (4m 14cm)

uPVC double glazed window to front aspect, gas fire with decorative stone surround, radiator.

Dining Room

9'4" (2m 84cm) x 10'11" (3m 32cm)

uPVC double glazed window to rear aspect, turn stairs to first floor, radiator.

Kitchen

11'5" (3m 47cm) x 8'5" (2m 56cm)

uPVC double glazed window to rear and side aspects, aluminium door leading to rear porch, access to W.C and garage.

Rear Porch

2'7" (78cm) x 4'4" (1m 32cm)

Single glazed, timber framed rear porch, tiled floor.

Downstairs W.C

2'7" (78cm) x 5'0" (1m 52cm)

uPVC double glazed window to side aspect, low level W.C, tiled floor.

Integral Garage

15'9" (4m 80cm) x 8'3" (2m 51cm)

uPVC double glazed window to side aspect, up and over garage door, gas meter, electric meter, wall mounted Worcester gas central heating boiler.

Landing

5'5" (1m 65cm) x 16'5" (5m 0cm)

Spacious landing with access to boarded loft void, radiator, storage cupboard, uPVC double glazed window to side aspect.

Bedroom One

11'9" (3m 58cm) x 11'9" (3m 58cm)

uPVC double glazed window to front aspect, range of fitted wardrobes, radiator.

Bedroom Two

9'3" (2m 81cm) x 10'3" (3m 12cm)

uPVC double glazed window to rear aspect, radiator, built-in storage cupboard.

Bedroom Three

9'5" (2m 87cm) x 8'4" (2m 54cm)

uPVC double glazed window to rear aspect, radiator.

Bedroom Four

8'9" (2m 66cm) x 8'2" (2m 48cm)

uPVC double glazed window to front aspect, radiator.

Bathroom

8'4" (2m 54cm) x 5'3" (1m 60cm)

uPVC double glazed window to side aspect, panelled bath with shower attachment, pedestal hand wash basin, low level W.C., bidet. Fully tiled walls, radiator.

Outside

The property enjoys a generously sized garden wrapping around three sides, predominantly laid to lawn and fully enclosed by a combination of fencing and stone walling. A greenhouse is also included, and there is convenient side access from the front of the property. To the front, there is an additional lawned garden with established planting, bordered by a low stone wall. A hardstanding driveway provides off-road parking and leads to the garage.



