





# 53, Moorhall

Bakewell, DE45 1FT

A three bedroom semi-detached family home in the historic market town of Bakewell. Occupying a superb location on the edge of Moorhall providing easy access to the many local facilities including supermarkets, local transport links and highly regarded schools. This well-presented property has generously proportioned accommodation arranged over two floors and benefits from uPVC double glazing, gas central heating and a delightful rear garden.

A covered porch leads to the front door opening to a hallway providing access to all ground floor accommodation. The sitting room enjoys a front facing aspect with living flame gas fire. A glazed door opens to a dining room with pleasant garden aspect. The kitchen features a range of contemporary style units surmounted by extensive worktop space incorporating a double oven, four ring hob, slimline dishwasher and under counter fridge. A stainless steel sink and drainer is set beneath a rear facing window overlooking the garden. The adjoining utility room features worktop space,



- Three bedroom semi-detached house
- Well-equipped kitchen
- Family bathroom

- Sitting room
- Utility room with cloakroom W/C
- Three year Derbyshire Occupancy Clause applies

- Dining room
- Attractive rear garden
- No onward chain





storage and plumbing for washing machine. uPVC glazed doors provide further access to both front and rear of the property. A cloakroom W/C completes the ground floor accommodation.

From the hallway stairs rise to the first-floor landing with side facing window and loft hatch. Bedroom one is a front facing double with extensive fitted wardrobes, bedroom two is a rear facing double overlooking the garden and bedroom three is a single which could also be utilized as office space or nursery. The family bathroom features low flush W/C, pedestal wash basin, bath with shower over and a heated towel rail.

Outside, to the front is an easily maintained garden with deep floral borders and pedestrian gate providing access to the front and side of the property. To the rear is a pretty garden laid to lawn featuring seating area, decked patio, playhouse and large timber shed.

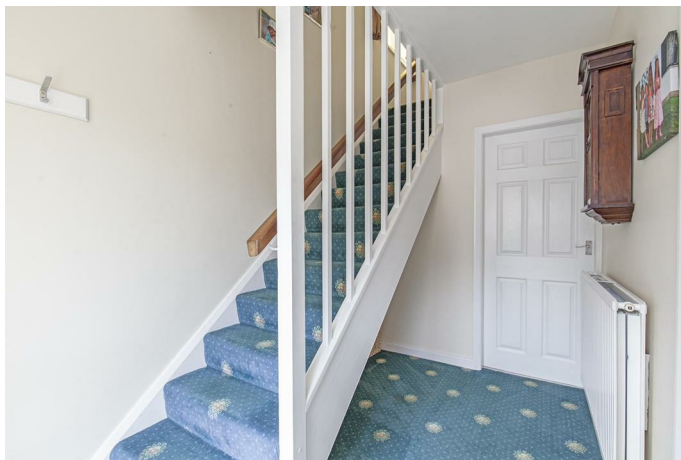








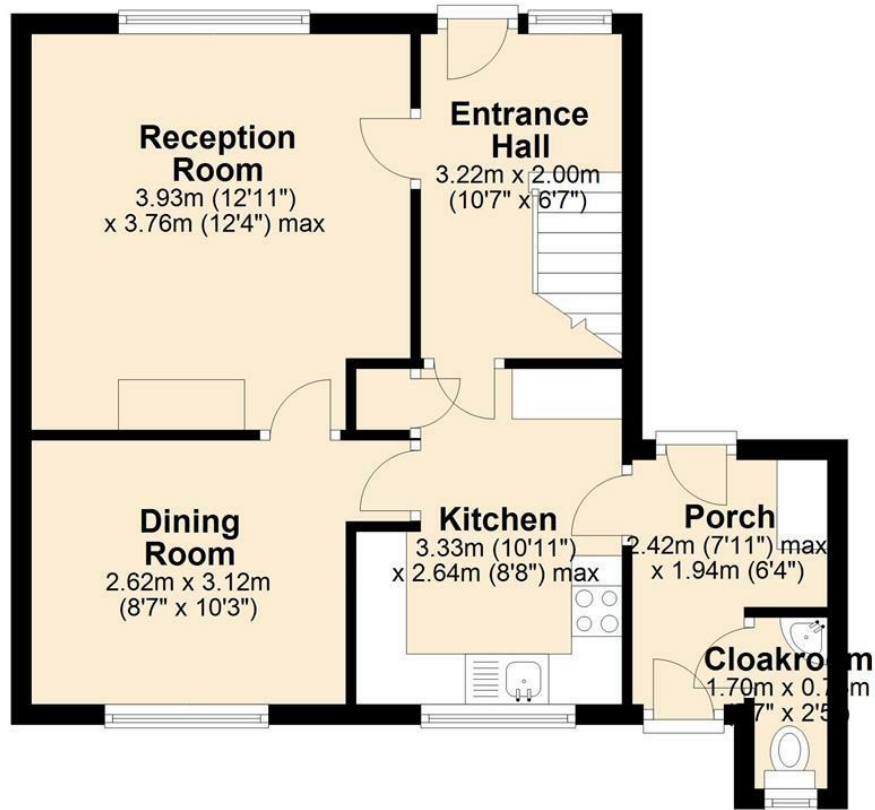






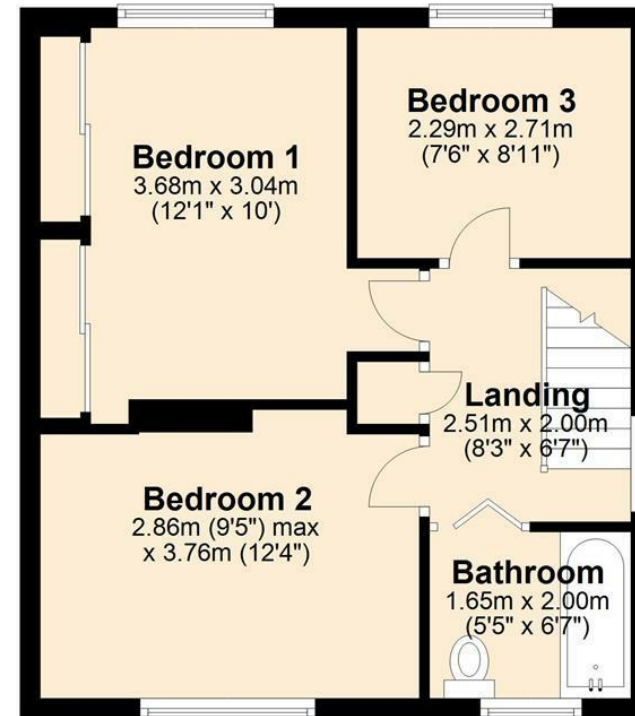
### Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
 LOCKWOOD  
 & RIDDLE**  
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.