



69 Moorhall, Bakewell, Derbyshire, DE45 1FT

Saxton Mee

69 Moorhall

Guide Price

£300,000

A substantial three bedroom semi detached property that has been skilfully enlarged by the present owners to offer spacious family living accommodation with off road parking and an attractive rear garden. Occupying a popular residential area in the historic market town of Bakewell close to Lady Manners school and borders by idyllic Derbyshire countryside.

£300,000 - £325,000 Guide Price

Bakewell offers a wealth of shops, cafes, leisure facilities and amenities and is located in the heart of the Peak District National Park with a wide range of outdoor pursuits on the doorstep.

The spacious and well presented accommodation comprises a front entrance porch opening into the hallway. An open plan living dining room opens to the conservatory overlooking the garden. A fitted kitchen with under floor heating, a range of units and integrated appliances.

A first floor landing leads to a double bedroom with an en-suite bathroom, a large shower room with under floor heating and two further bedrooms.

A staircase from the single bedroom leads to the occasional room with a built-in storage cupboard and eaves storage.

To the front of the property is a resin driveway providing off road parking and a pathway leads to the easily managed rear garden.

The property is subject to a three year local occupancy clause.



- Spacious & Flexible Living Accommodation
- Off Road Parking & Easily Managed Gardens
- Easy Reach Of The Town Centre Amenities
- Skilfully Enlarged By The Present Owners
- Access To Many Local Walks & Cycle Trails
- Double Glazing & Gas Central Heating
- Within Lady Manners School Catchment
- A Local Three Year Occupancy Clause Applies
- EPC: TBC
- Viewings: Bakewell Office





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Approx. Gross Internal Floor Area 1437 sq.ft / 133.47 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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