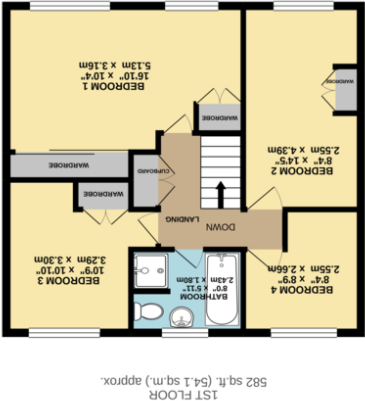
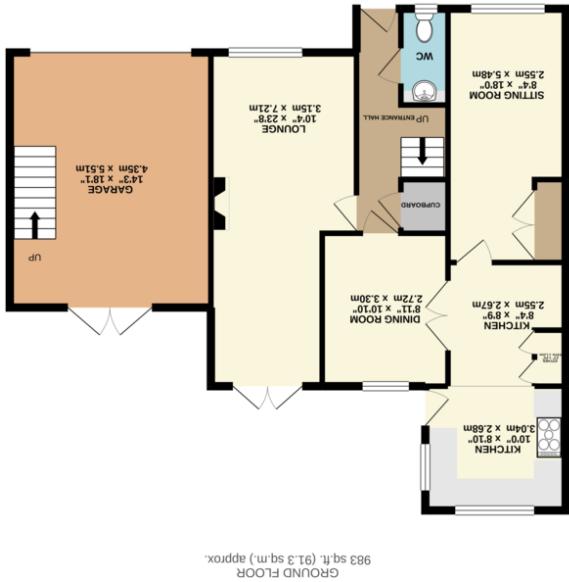
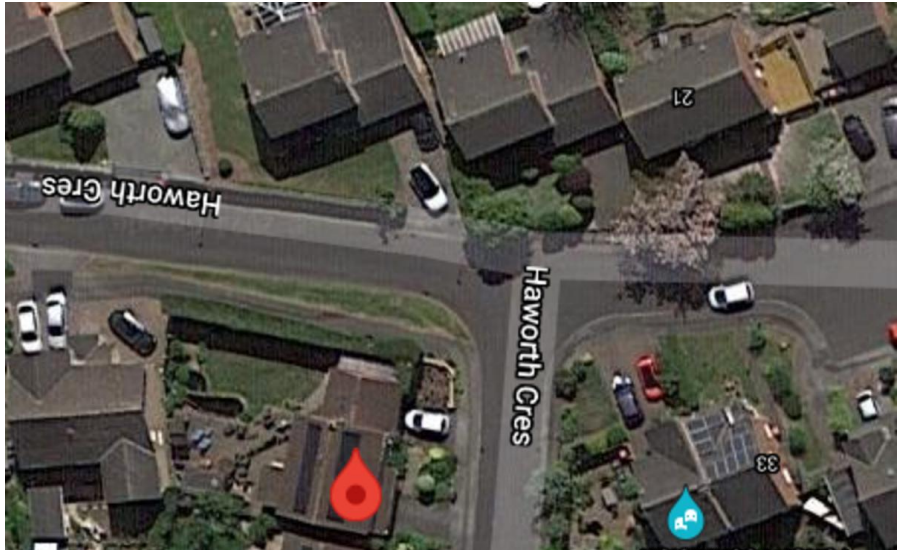




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What every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, cornices and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have been tested and no guarantee as to their operation or efficiency can be given.

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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.



# 14 Haworth Crescent, Moorgate, S60 3BW

ELR are pleased to bring to the open market this 4 bedroom detached family home situated upon the Duke of Norfolk estate & within approx. 3 miles of the M1 motorway network & Sheffield parkway. The property has been altered & extended significantly from when first built. The Lounge enjoys a dual aspect with a multi fuel fire & French Style doors to the rear garden & a there's a separate HOME OFFICE, which was formerly the garage. This room however would also be a great children's playroom! There is a separate dining room with oak flooring & the extended kitchen is fitted with a comprehensive range of units along with granite work surfaces & a Belfast style sink. With a Range master cooker, integrated appliances & courtesy door to the rear garden. With 4 1st floor bedrooms & a family bathroom housing a 4 piece suite. To the front is ample off road parking leading to the attached single garage with alarm & boarded loft storage space.

- A 4 bedroom detached house
- Corner plot
- CCTV & Alarm system
- Lovely rear enclosed garden with pond & deck area
- Separate dining room
- Rear attached workshop
- Ground floor WC
- 2 double bedrooms & 2 single bedrooms
- Solar panels
- Within a few minutes walk to Boston Woods

