



2, Denman Crescent

Stoney Middleton, S32 4TG

A three bedroomed semi-detached family home conveniently located in the village of Stoney Middleton, benefitting from attractive gardens and lovely views towards Eyam and Curbar Edge.

Occupying a generous corner plot with gardens to three sides, this family home has accommodation arranged over two floors and potential for off road parking, subject to necessary permissions. The property is offered to the market with no onward chain and a three year, live/work local occupancy applies.

The front door opens to an entrance hall with stairs to the first floor and access to all ground floor accommodation. The sitting room has a dual aspect with an electric fireplace. The kitchen features a range of units with worktops over, incorporating stainless steel sink and drainer and a space for fridge freezer, freestanding oven and washing machine. Two windows enjoy pleasant views across the garden and there is ample space for table and chairs. Access from the kitchen is a rear entrance porch with storage cupboard and separate downstairs WC.

At first floor level, there are three bedrooms, two of which are double bedrooms and one single bedroom. There are pleasant views from all bedrooms and the largest has fitted storage. The family bathroom features a suite, consisting of low flush wc, wash basin, heated towel rail and bath with shower over.

Outside

There are attractive, easily maintained gardens to three sides featuring floral borders, a variety of shrubs and gravel garden. To the rear of the property is a timber shed and there is potential for off street parking, subject to the necessary permissions.

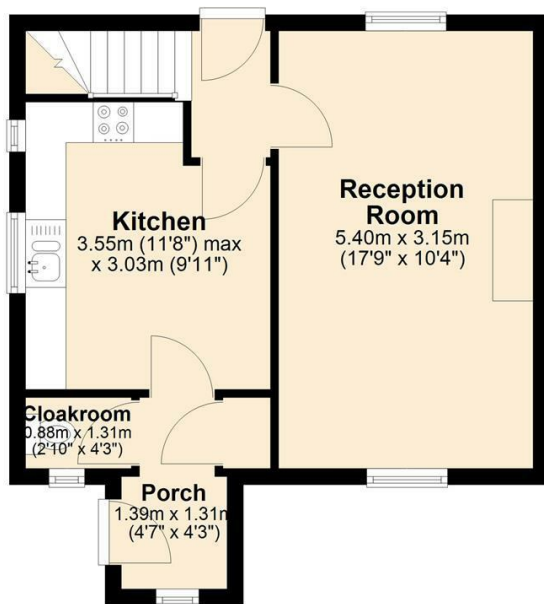
- Three bedroomed semi-detached home in the village of Stoney Middleton
- Dual aspects sitting room
- Dining kitchen
- Family bathroom
- Downstairs WC
- UPVC double glazing
- Gardens to three sides
- Lovely views towards Eyam and Curbar Edge
- Potential for off road parking
- Three-year Derbyshire Dales live/work occupancy clause applies





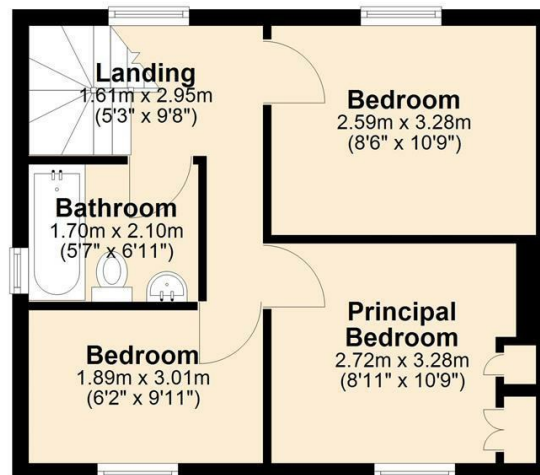
Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 sq. feet)



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