112 Moorhall, Bakewell, DE45 1FT

Saxton Mee

112 Moorhall

Asking Price

£245,000

Nestled in a sought-after residential area within the historic market town of Bakewell, this three-bedroom semi-detached home occupies a generous plot, offering excellent potential to extend or remodel (subject to the necessary planning consents). Situated on the outskirts of Bakewell, the property enjoys an elevated position above the town, combining convenience with a peaceful setting.

The location is ideal for families, being close to the highly regarded Lady Manners School and within easy reach of Bakewell's wide range of shops, cafés and leisure amenities. The surrounding Derbyshire countryside and the nearby Peak District National Park provide an abundance of scenic walks and outdoor pursuits.

The property benefits from gas central heating and double glazing throughout. The ground floor comprises an entrance hall, a living room and dining room, a fitted kitchen, pantry, side entrance lobby and a WC.

To the first floor, a landing gives access to two double bedrooms, a single bedroom and a family bathroom.

Externally, the property is approached via a driveway leading to a detached single garage, with gardens to the front, side, and rear offering scope for landscaping or extension.

Offered with no upward chain, this property presents a fantastic opportunity to create a bespoke home in one of Bakewell's most desirable areas.

A three-year local occupancy clause applies.

- Within Lady Manners School Catchment
- Generous Plot
- Popular Residential Setting
- Excellent Town Centre Amenities
- Offers Scope For Cosmetic Enhancement
- Garage & Off Road Parking
- Subject To A Three Year Local Occupancy Clause
- No Upward Chain
- EPC - E
- Viewings: Bakewell Office

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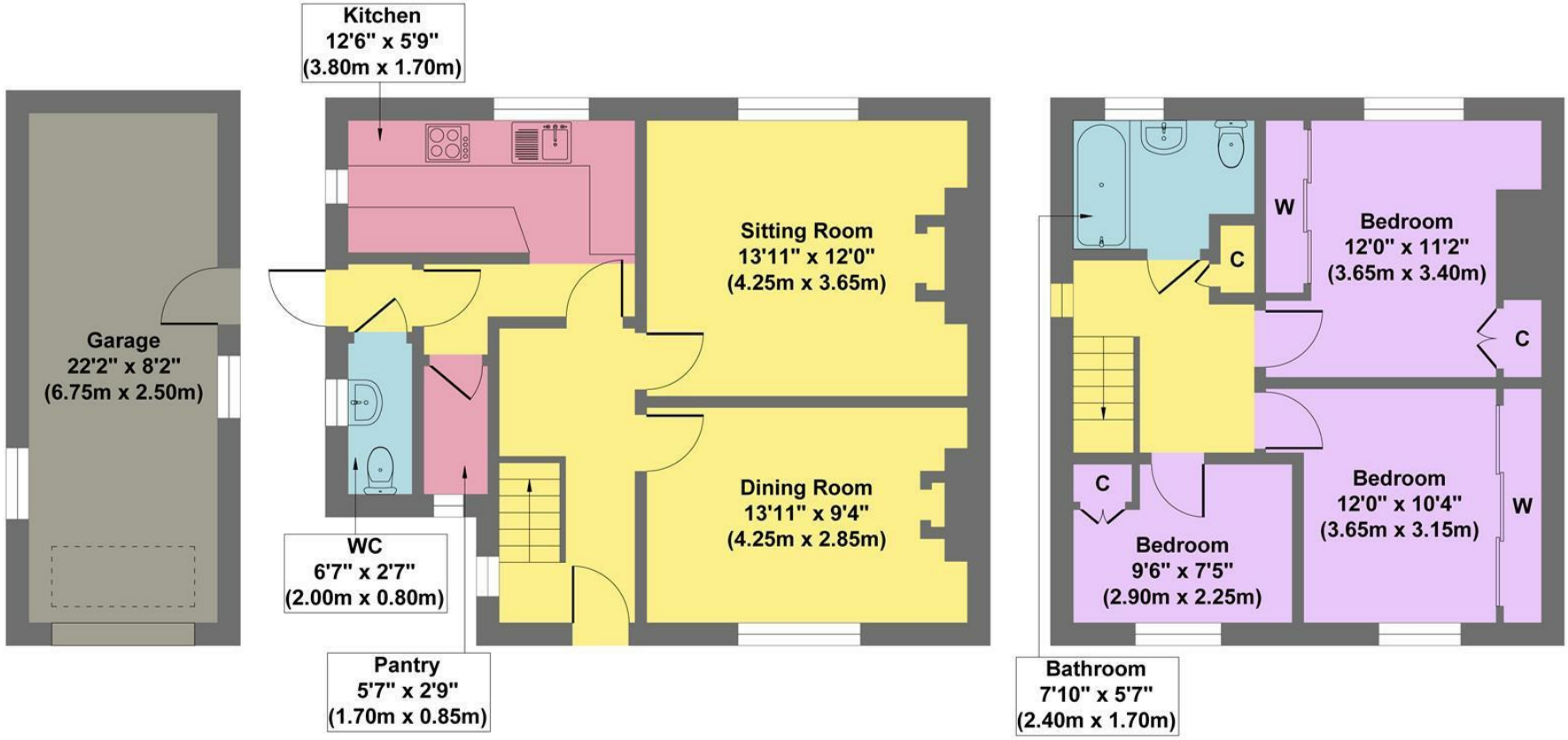

Garage
Approximate Floor Area
182 sq.ft
(16.87 sq.m.)

Ground Floor
Approximate Floor Area
550 sq.ft
(51.13 sq.m.)

First Floor
Approximate Floor Area
444 sq.ft
(41.23 sq.m.)

Approx. Gross Internal Floor Area 1176 sq.ft / 109.23 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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