



10, Rock Terrace

Bakewell, DE45 1DJ

GUIDE PRICE £190,000 to £200,000. Located on the period row of terrace houses on Rock Terrace, Bakewell, is this superb, three-storey terraced house is a delightful blend of period features and modern living. Spanning 571 square feet, the property exudes character and warmth, making it an inviting home for any prospective buyer.

Upon entering, you are greeted by a well-proportioned kitchen/diner, which boasts a focal fireplace adorned with exposed brickwork, creating a cosy atmosphere for dining and entertaining. The fully fitted kitchen is both functional and stylish, with good storage and a range of fitted units. Ascending to the first floor, you will find a versatile reception room that can easily serve as an additional bedroom, should your needs require it. This level also houses a well-appointed bathroom, complete with a full three-piece suite and a shower over the bath, ensuring convenience and comfort. The top floor reveals a spacious master bedroom suite, offering ample room for a king-size bed and storage solutions, all while providing stunning views over Bakewell and the picturesque countryside beyond. Externally, the property features a quaint patio area, ideal for enjoying your morning coffee, and just a few steps away lies a fantastic garden. This outdoor space is complete with a pergola, storage shed, and an entertaining area, all set against the backdrop of breath-taking views, making it a perfect spot for relaxation and gatherings.

Offered chain free, this charming home represents an excellent opportunity for first-time buyers. Its prime location allows for easy access to Bakewell town centre, and it also benefits from a residents parking permit. This property is not to be missed!

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- GUIDE PRICE £190,000 to £200,000
- Charming character features throughout including feature wood burner
- Spacious kitchen/diner with modern fitted kitchen
- Versatile reception room or extra bedroom on the first floor
- Bathroom with modern three piece suite
- Master suite with amazing views over Bakewell
- Patio area in front of the property
- Generous garden with pergola and storage shed
- Chain-free, ideal first home or investment opportunity
- Walking distance to Bakewell centre with stunning views



IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks -
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







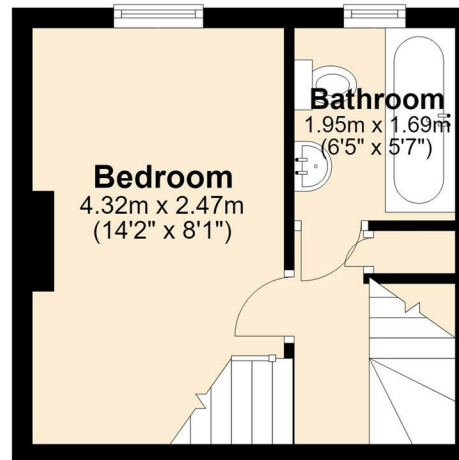
Ground Floor

Approx. 17.7 sq. metres (190.5 sq. feet)



First Floor

Approx. 17.8 sq. metres (191.7 sq. feet)



Second Floor

Approx. 17.6 sq. metres (189.5 sq. feet)



Total area: approx. 53.1 sq. metres (571.7 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.