



28 Moorhall Estate, Bakewell, Derbyshire, DE45 1FP

Saxton Mee

## 28 Moorhall Estate

# £250,000

This three-bedroom semi-detached property occupies a popular residential setting in the popular market town of Bakewell, conveniently located close to an excellent range of shops, amenities and leisure facilities, as well as primary schools and the highly regarded Lady Manners secondary school.

The accommodation is arranged over two floors and is entered via an entrance hallway, which provides access to the principal ground floor rooms. To the front of the property is a dining room and a sitting room to the rear. The fitted kitchen leads through to a useful utility/store and an adjoining WC.

On the first floor, the property offers two double bedrooms along with a further bedroom and a bathroom.

Externally, a driveway provides off-road parking and leads to a detached garage/workshop. To the rear of the property is an easily managed garden, providing a pleasant outdoor area for relaxation and enjoyment.

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

- Close To An Excellent Range Of Amenities
- Garage & Off Road Parking
- Easily Managed Gardens
- Within Lady Manners School Catchment
- A Three Year Local Occupancy Applies
- EPC: TBC
- Viewings: Bakewell Office





## 28 Moorhall



**Garage**

**Ground Floor**  
**Approximate Floor Area**  
**560 sq.ft**  
**(52.04 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**448 sq.ft**  
**(41.64 sq.m.)**

**Approx. Gross Internal Floor Area 1008 sq.ft / 93.68 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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