



64 Moorhall, Bakewell, DE45 1FT

Saxton Mee



# 64 Moorhall

Guide Price

## £265,000

£265,000- £275,000 Guide Price

This well-presented three double bedroom end terrace property occupies a popular residential setting in Bakewell, conveniently positioned close to Lady Manners School and within easy reach of the town's excellent range of amenities and leisure facilities. Bakewell is a highly regarded market town situated within the Peak District National Park, renowned for its historic architecture and vibrant community atmosphere. The town offers a wide variety of independent shops, cafés, traditional inns and restaurants, along with well-regarded primary and secondary schools, medical facilities, leisure centre, swimming pool and beautiful riverside walks along the River Wye. Surrounded by stunning countryside, Bakewell provides excellent access to walking, cycling and outdoor pursuits, while also benefiting from good transport links to nearby towns and cities.

The property offers thoughtfully arranged accommodation, beginning with an entrance lobby which opens into a hallway with an adjoining en-suite. The fitted kitchen is well equipped and incorporates a breakfast seating area, this opens into the living and dining area, creating a light and flowing layout ideal for both family life and entertaining. From here, doors lead into the conservatory.

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

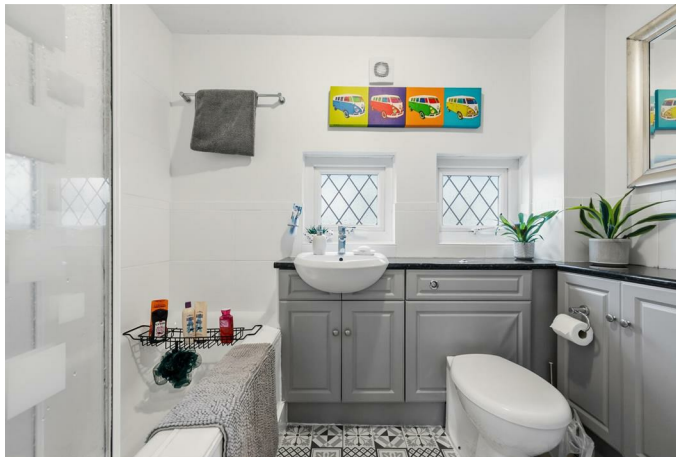
Externally, the property benefits from an easily managed seating terrace and an enclosed garden, providing a private outdoor space ideal for relaxing and entertaining. The garden also features a further seating terrace, creating an attractive setting for outdoor dining and enjoying the surrounding environment.

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

- Well Presented Throughout
- Peaceful Residential Setting
- Spacious Family Accommodation
- Enclosed Gardens
- Within Lady Manners School Catchment
- Excellent Town Centre Amenities
- Easy Commutable Distance Of Major Commercial Centres
- A Local Three Year Occupancy Clause Applies
- EPC: TBC
- Viewings: Bakewell Office

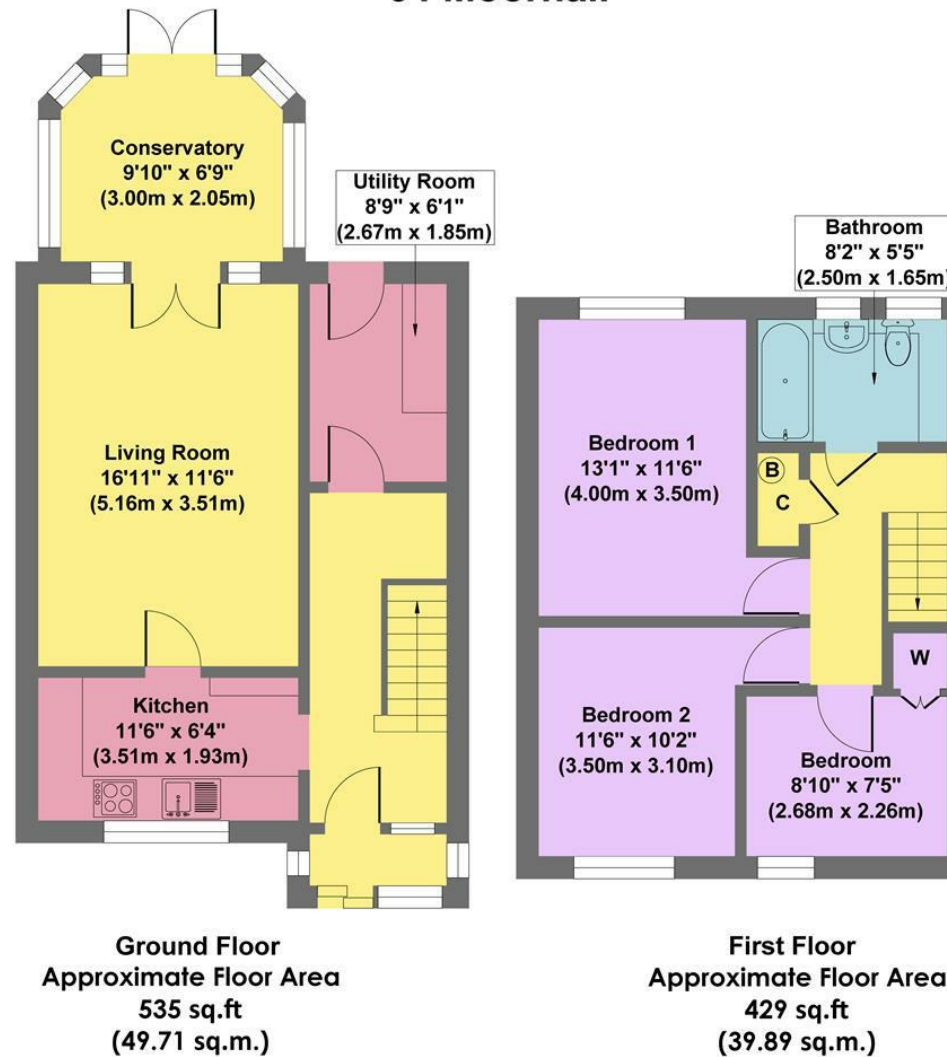








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**Approx. Gross Internal Floor Area 964 sq.ft / 89.60 sq.m**

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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